

Executive Summary Report

Characteristics-Based Market Adjustment for 2003 Assessment Roll

Area Name / Number: North Greenwood / 5

Previous Physical Inspection: 1999

Sales - Improved Summary:

Number of Sales: 576

Range of Sale Dates: 1/2001 - 12/2002

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
2002 Value	\$98,300	\$140,200	\$238,500	\$256,100	93.1%	11.42%
2003 Value	\$100,400	\$152,400	\$252,800	\$256,100	98.7%	11.15%
Change	+\$2,100	+\$12,200	+\$14,300		+5.6%	-0.27%
% Change	+2.1%	+8.7%	+6.0%		+6.0%	-2.36%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.27% and -2.36% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2002 or any existing residence where the data for 2002 is significantly different from the data for 2003 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2002 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2002 Value	\$99,600	\$142,500	\$242,100
2003 Value	\$101,700	\$154,700	\$256,400
Percent Change	+2.1%	+8.6%	+5.9%

Number of one to three unit residences in the Population: 5,776

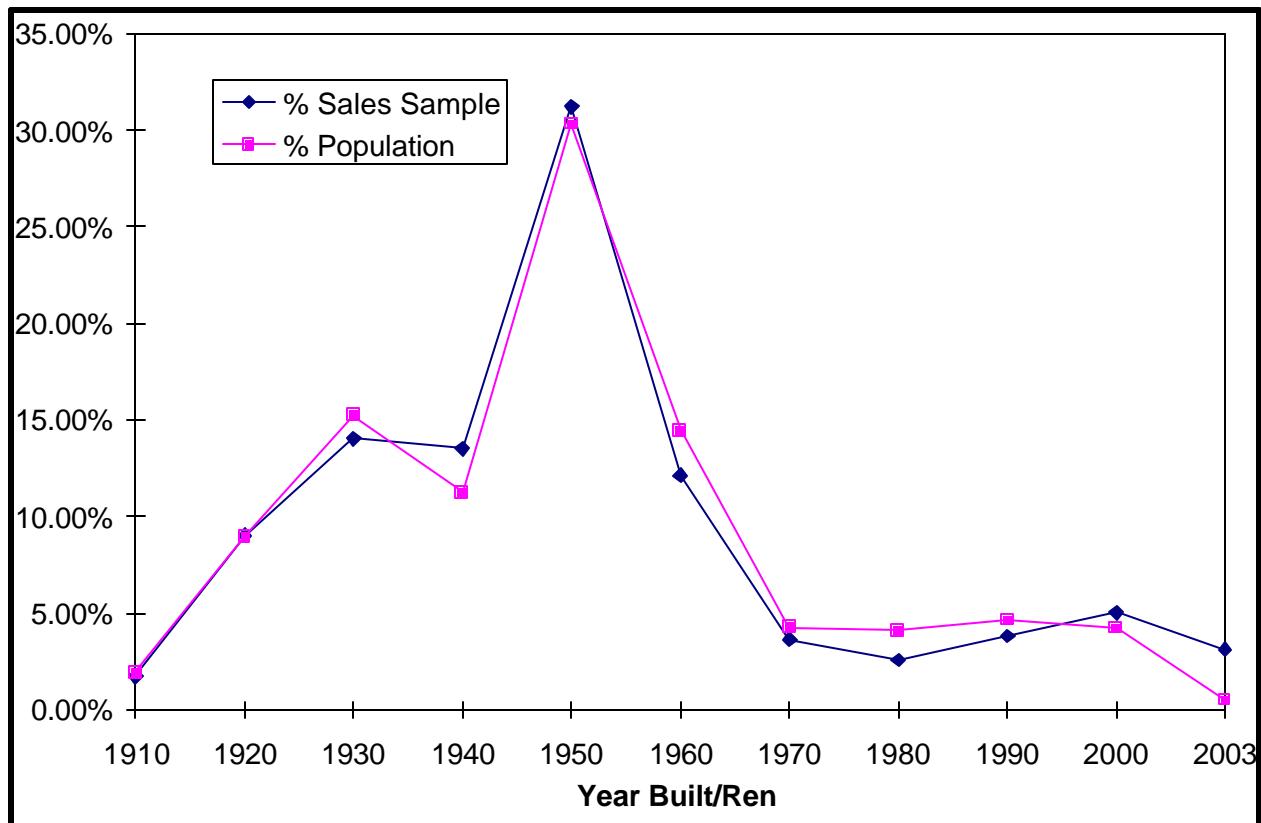
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, homes built or renovated after 1984 and with lot sizes less than 2,501 square feet were at a lower assessment level and the formula adjusts these upwards more than others. In addition, one story homes or ones with a quality rating of grade 6 were also at a lower assessment level and needed an upward adjustment. Conversely, houses with less than 801 square feet of above grade living area were at a higher assessment level and needed a downward adjustment. The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2003 assessment roll.

Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	10	1.74%
1920	52	9.03%
1930	81	14.06%
1940	78	13.54%
1950	180	31.25%
1960	70	12.15%
1970	21	3.65%
1980	15	2.60%
1990	22	3.82%
2000	29	5.03%
2003	18	3.13%
	576	

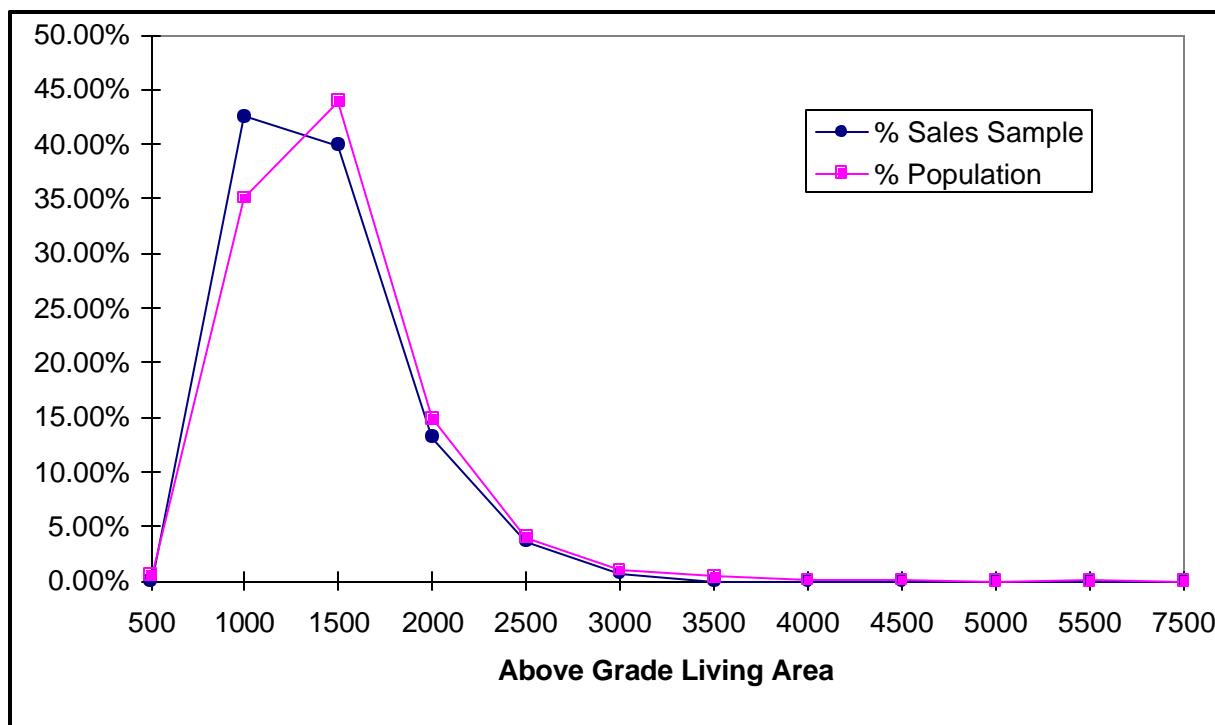
Population		
Year Built/Ren	Frequency	% Population
1910	111	1.92%
1920	517	8.95%
1930	881	15.25%
1940	649	11.24%
1950	1752	30.33%
1960	836	14.47%
1970	248	4.29%
1980	237	4.10%
1990	269	4.66%
2000	245	4.24%
2003	31	0.54%
	5776	



Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. For homes older than ten years the sales sample frequency distribution follows the population distribution closely with regard to Year Built/Renovated. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

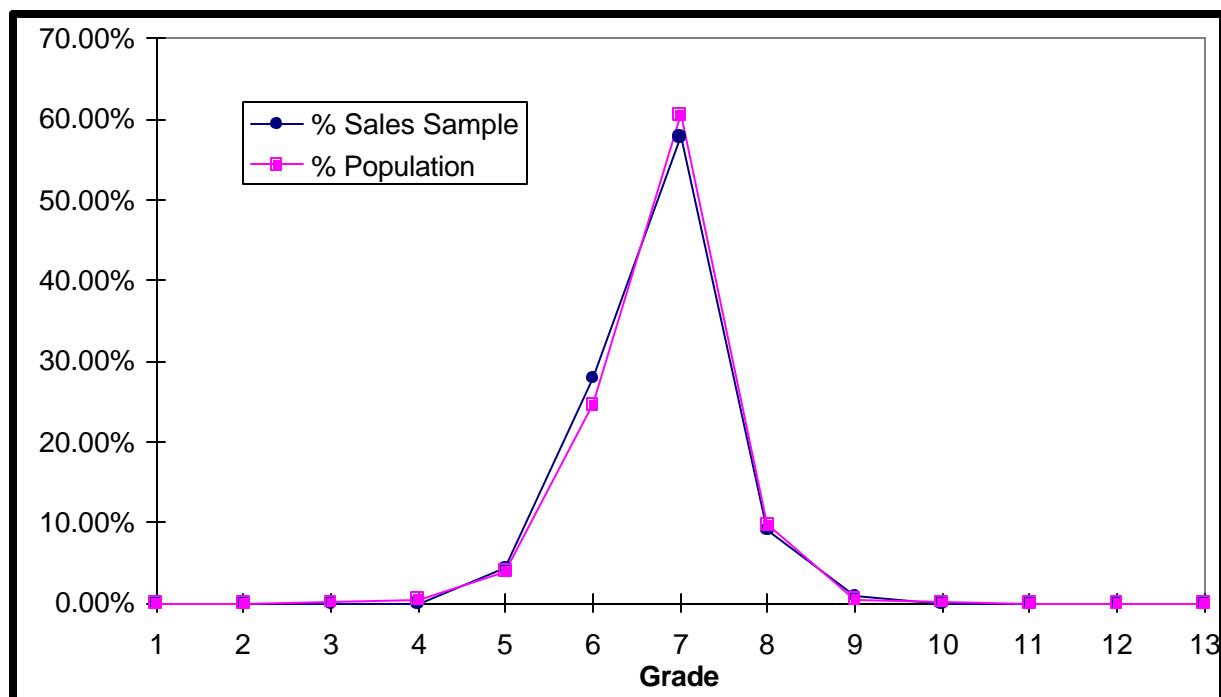
Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	30	0.52%
1000	245	42.53%	1000	2028	35.11%
1500	230	39.93%	1500	2538	43.94%
2000	76	13.19%	2000	858	14.85%
2500	21	3.65%	2500	232	4.02%
3000	4	0.69%	3000	56	0.97%
3500	0	0.00%	3500	23	0.40%
4000	0	0.00%	4000	7	0.12%
4500	0	0.00%	4500	3	0.05%
5000	0	0.00%	5000	0	0.00%
5500	0	0.00%	5500	1	0.02%
7500	0	0.00%	7500	0	0.00%
	576			5776	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

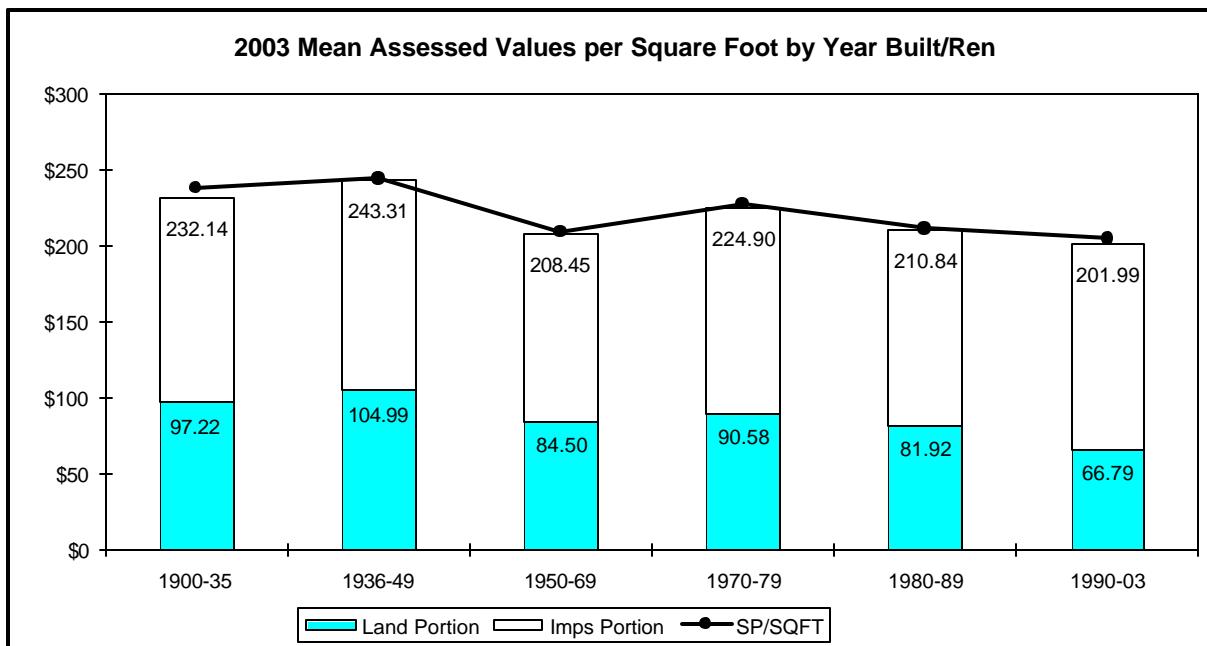
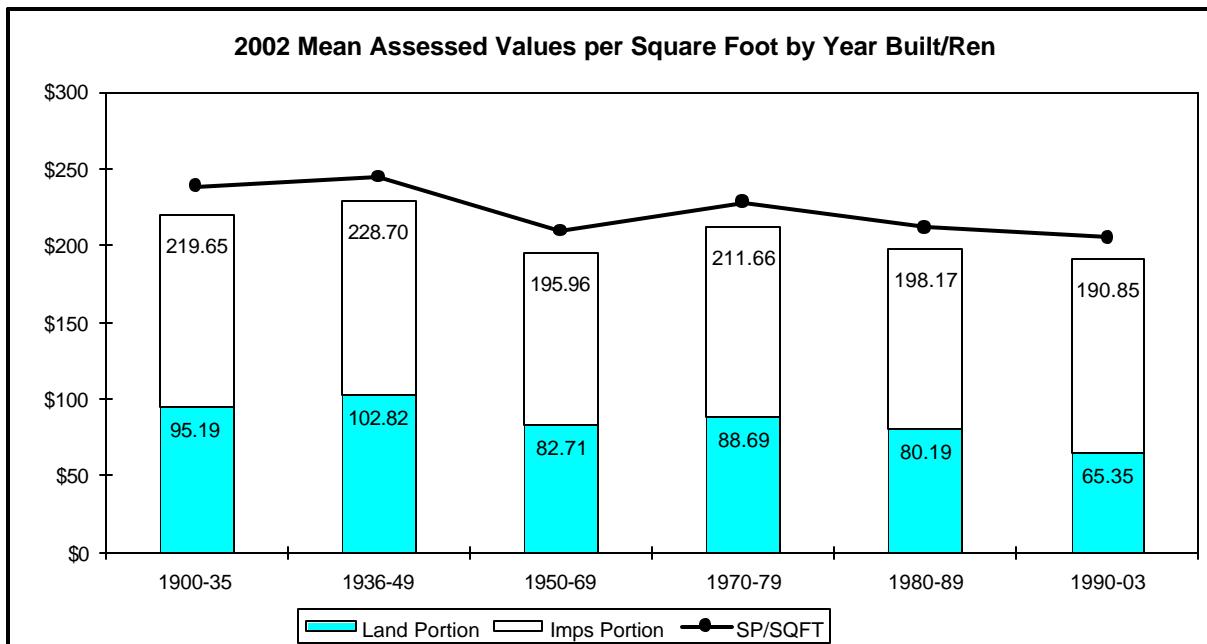
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	5	0.09%
4	0	0.00%	4	27	0.47%
5	25	4.34%	5	229	3.96%
6	161	27.95%	6	1420	24.58%
7	333	57.81%	7	3497	60.54%
8	52	9.03%	8	561	9.71%
9	5	0.87%	9	28	0.48%
10	0	0.00%	10	9	0.16%
11	0	0.00%	11	0	0.00%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	0	0.00%
576			5776		



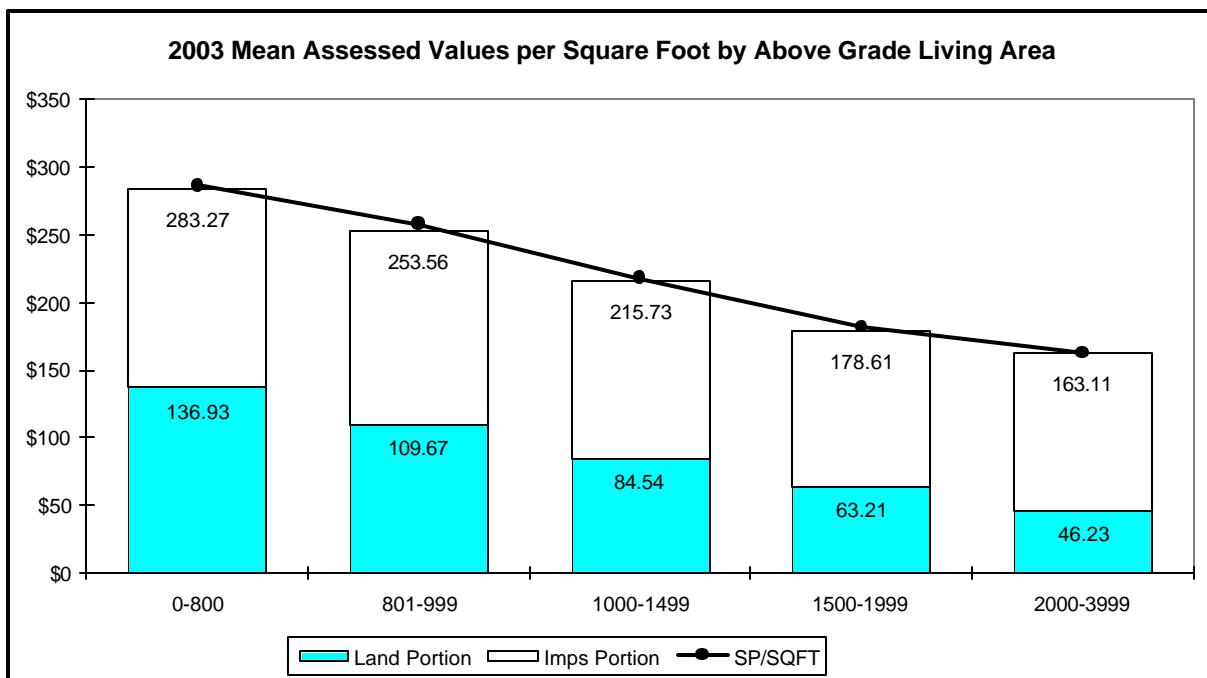
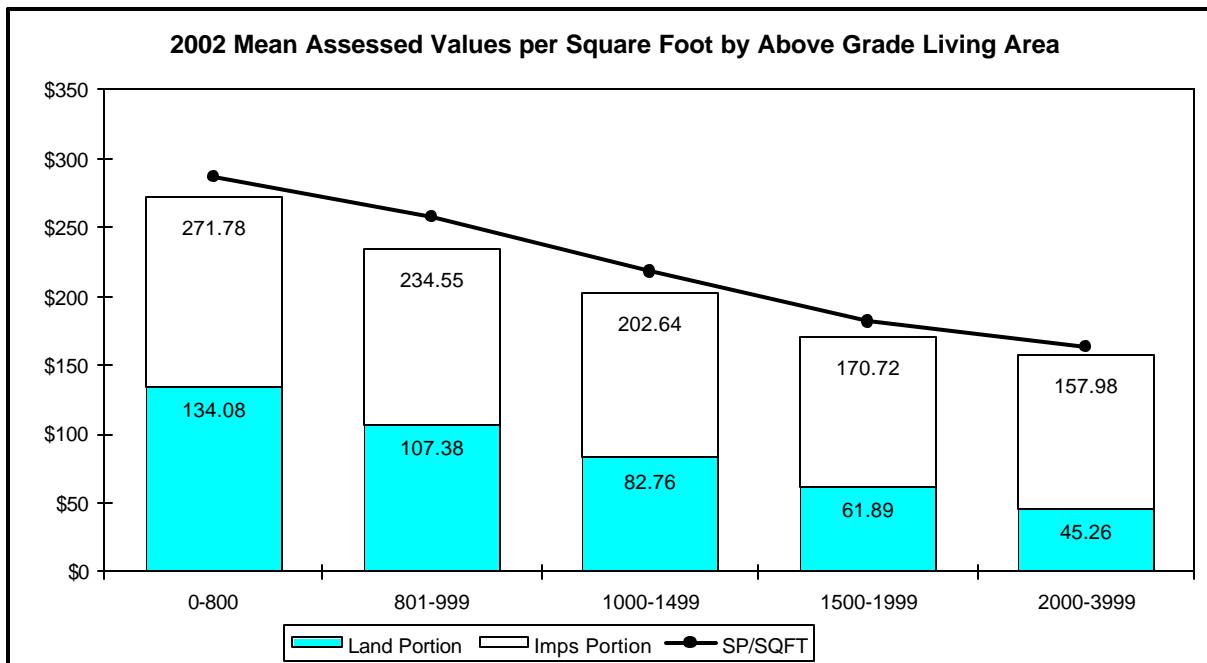
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2002 and 2003 Per Square Foot Values
By Year Built or Year Renovated**



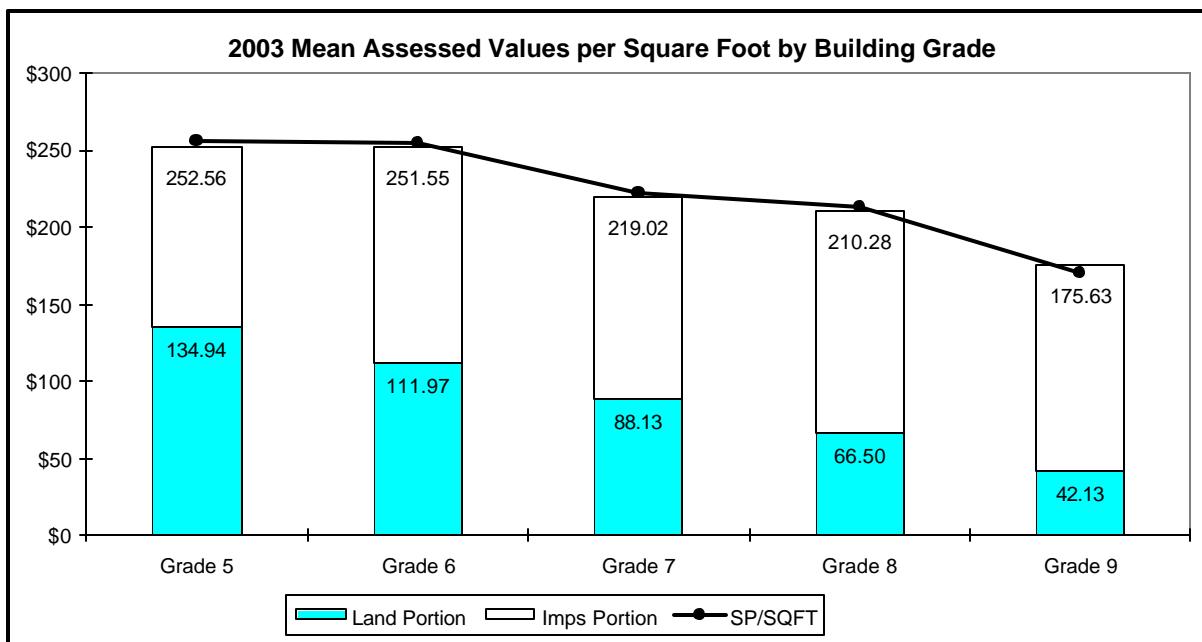
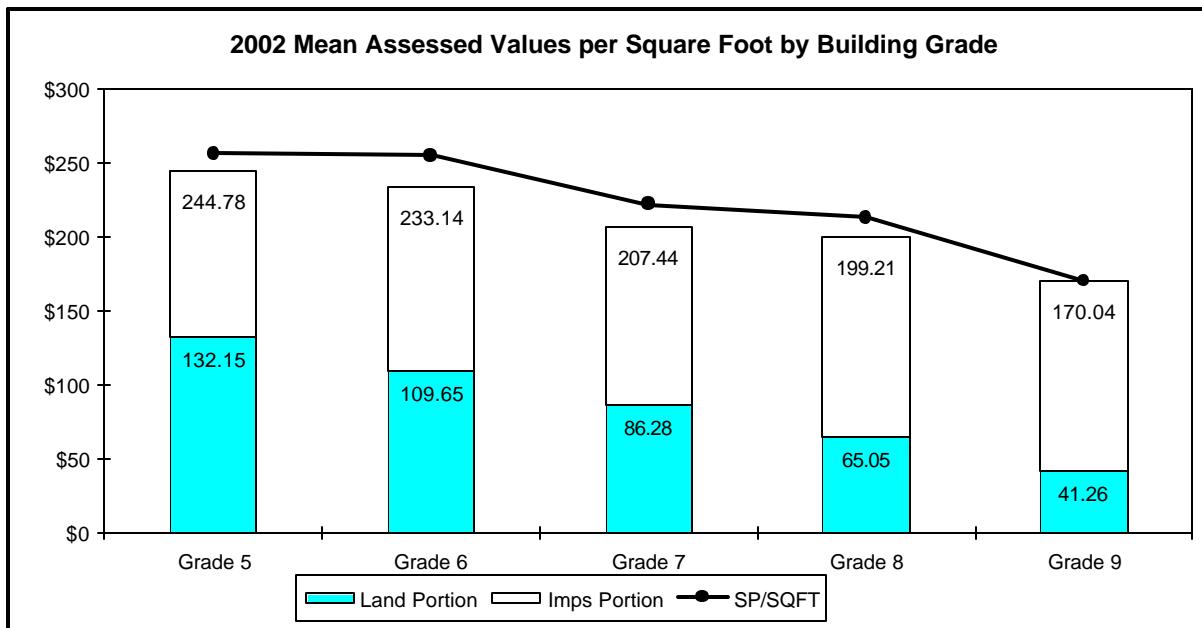
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2002 and 2003 Per Square Foot Values
By Above Grade Living Area**



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2002 and 2003 Per Square Foot Values
By Building Grade**



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

[Area Map]

Annual Update Process

Data Utilized

Available sales closed from 1/1/2001 through 12/31/2002 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2002
6. Existing residences where the data for 2002 is significantly different than the data for 2003 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

Land update

There were not enough vacant land sales to do an accurate analysis. Therefore, the land adjustment was derived from the overall adjustment to the improved sales sample. This resulted in an overall 2.1% increase in land assessments in the area for the 2003 Assessment Year. The formula is:

$$\text{2003 Land Value} = \text{2002 Land Value} \times 1.0269, \text{ with the result rounded down to the next \$1,000.}$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 576 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2003 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, homes built or renovated after 1984 and with lot sizes less than 2,501 square feet were at a lower assessment level and the formula adjusts these upwards more than others. In addition, one story homes or ones with a quality rating of grade 6 were also at a lower assessment level and needed an upward adjustment. Conversely, houses with less than 801 square feet of above grade living area were at a higher assessment level and needed a downward adjustment. This model corrects for these strata differences.

The derived adjustment formula is:

$$\text{2003 Total Value} = \text{2002 Total Value} / (0.9738369 - 0.07260133(\text{if YearBlt/Ren}>1984 \text{ and Lot Size}<2,501 \text{ sf}) - 0.03844871(\text{if # of stories}=1) + 0.04533087(\text{if AGLA}<801 \text{ sf}) - 0.03467558(\text{if Grade}=6))$$

The resulting total value is rounded down to the next \$1,000, then:

$$\text{2003 Improvements Value} = \text{2003 Total Value} \text{ minus } \text{2003 Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- *If multiple houses exist on a parcel, then the 2003 Total Value equals (2003 Land Value + Previous Improvement Value * 1.0269).
 - *If “accessory improvements only”, then the 2003 Total Value equals (2003 Land Value + Previous Improvement Value * 1.0269).
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - *If residential properties exist on commercially zoned land, there is no change from previous value. (2003 total value = 2002 total value)

Mobile Home Update

There are no mobile homes in area 5.

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 5 Annual Update Model Adjustments

2003 Total Value = 2002 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

2.69%

Year Built Renovated>1984	Yes
& LotSize<2,501	
% Adjustment	8.27%
One Story	Yes
% Adjustment	4.22%
Above Grade Living Area<801 sf	Yes
% Adjustment	-4.57%
Grade 6	Yes
% Adjustment	3.79%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a grade 6 home would *approximately* receive a 6.48% upward adjustment (2.69% + 3.79%).

19% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

There are 53 properties with lot size less than 2,501 square feet and built or renovated after 1984. For this category there were 12 sales.

There are 4,360 one story homes in area 5. For this category there were 438 sales.

There are 1,420 grade 6 homes in area 5. For this category there were 161 sales.

There are 1,172 grade 6, one story homes in area 5. For this category there were 140 sales.

There are 725 properties with above grade living area less than 801 square feet. For this category there were 92 sales.

Area 5 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 0.987.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
5	25	0.950	0.983	3.5%	0.926	1.039
6	161	0.913	0.988	8.2%	0.971	1.004
7	333	0.936	0.987	5.5%	0.975	0.998
8	52	0.934	0.983	5.2%	0.946	1.020
9	5	1.001	1.035	3.4%	0.978	1.091
Year Built or Year Renovated	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1900 - 1935	155	0.924	0.974	5.4%	0.956	0.992
1936 - 1949	224	0.932	0.992	6.4%	0.977	1.007
1950 - 1969	110	0.932	0.991	6.4%	0.970	1.012
1970 - 1980	18	0.937	0.994	6.0%	0.933	1.055
1980 - 1989	20	0.939	0.994	5.8%	0.931	1.057
1990 - 2003	49	0.940	0.989	5.2%	0.969	1.009
Condition	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
Average	424	0.926	0.982	6.0%	0.971	0.992
Good	131	0.947	1.001	5.7%	0.981	1.021
Very Good	21	0.943	1.004	6.4%	0.955	1.053
Stories	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1	438	0.922	0.986	6.9%	0.976	0.997
1.5	78	0.966	0.997	3.2%	0.973	1.020
2	53	0.942	0.974	3.5%	0.947	1.002
3	6	0.957	1.023	6.9%	0.985	1.062
3.5	1	0.920	1.019	10.7%	NA	NA
Above Grade Living Area	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1 - 800	92	0.948	0.988	4.2%	0.965	1.010
801 - 999	141	0.909	0.982	8.1%	0.962	1.003
1,000 - 1,499	239	0.930	0.989	6.4%	0.976	1.003
1,500 - 1,999	79	0.938	0.981	4.6%	0.953	1.009
2,000 - 3,999	25	0.968	0.999	3.3%	0.959	1.039

Area 5 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 0.987.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

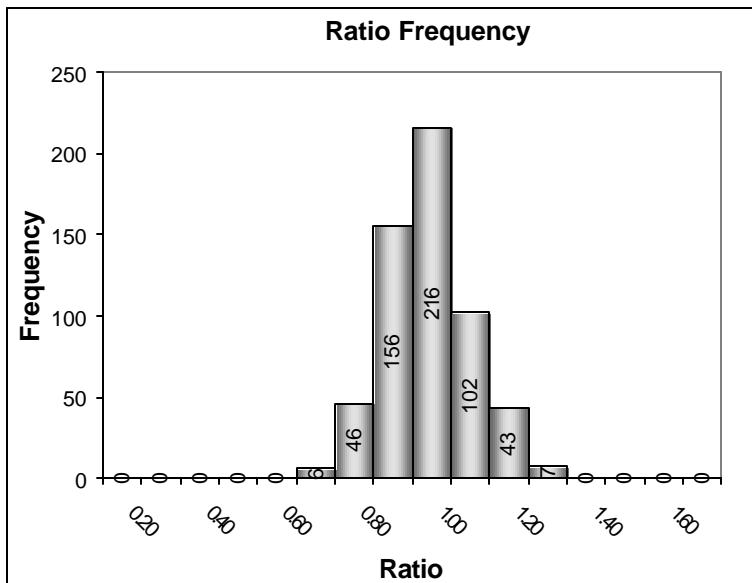
It is difficult to draw valid conclusions when the sales count is low.

View Y/N	Count	2002	2003	Percent Change	2003 Lower	2003 Upper
		Weighted Mean	Weighted Mean		95% C.L..	95% C.L.
N	563	0.931	0.987	6.0%	0.978	0.997
Y	13	0.936	0.974	4.1%	0.906	1.043
Wft Y/N	Count	2002	2003	Percent Change	2003 Lower	2003 Upper
		Weighted Mean	Weighted Mean		95% C.L..	95% C.L.
N	576	0.931	0.987	6.0%	0.978	0.996
Y	0					
Sub	Count	2002	2003	Percent Change	2003 Lower	2003 Upper
		Weighted Mean	Weighted Mean		95% C.L..	95% C.L.
2	188	0.934	0.988	5.7%	0.972	1.004
4	59	0.913	0.963	5.5%	0.934	0.992
5	168	0.933	0.990	6.1%	0.973	1.008
8	161	0.932	0.992	6.4%	0.975	1.008
Lot Size	Count	2002	2003	Percent Change	2003 Lower	2003 Upper
		Weighted Mean	Weighted Mean		95% C.L..	95% C.L.
1 - 2,999	19	0.897	0.976	8.7%	0.943	1.008
3,000 - 3,999	49	0.923	0.976	5.8%	0.945	1.006
4,000 - 5,999	201	0.932	0.988	6.0%	0.972	1.004
6,000 - 7,999	217	0.934	0.990	5.9%	0.975	1.004
8,000 - 9,999	67	0.948	1.006	6.1%	0.976	1.036
10,000 - 14,999	18	0.900	0.942	4.7%	0.880	1.004
15,000 - 24,999	5	0.901	0.959	6.4%	0.802	1.116
YearBltRen>1984 and Lot Size<2,501 square feet	Count	2002	2003	Percent Change	2003 Lower	2003 Upper
		Weighted Mean	Weighted Mean		95% C.L..	95% C.L.
N	564	0.932	0.987	5.9%	0.978	0.996
Y	12	0.899	0.994	10.7%	0.961	1.028

Annual Update Ratio Study Report (Before)

2002 Assessments

District/Team: NW / Team - 1	Lien Date: 01/01/2002	Date of Report: 4/17/2003	Sales Dates: 1/2001 - 12/2002
Area 5 - North Greenwood	Appr ID: SELL	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i> 576			
Mean Assessed Value	238,500		
Mean Sales Price	256,100		
Standard Deviation AV	51,153		
Standard Deviation SP	59,224		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.941		
Median Ratio	0.933		
Weighted Mean Ratio	0.931		
UNIFORMITY			
Lowest ratio	0.616		
Highest ratio:	1.250		
Coefficient of Dispersion	9.08%		
Standard Deviation	0.107		
Coefficient of Variation	11.42%		
Price Related Differential (PRD)	1.010		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.925		
Upper limit	0.945		
95% Confidence: Mean			
Lower limit	0.932		
Upper limit	0.949		
SAMPLE SIZE EVALUATION			
N (population size)	5776		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.107		
Recommended minimum:	18		
Actual sample size:	576		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	299		
# ratios above mean:	277		
Z:	0.917		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



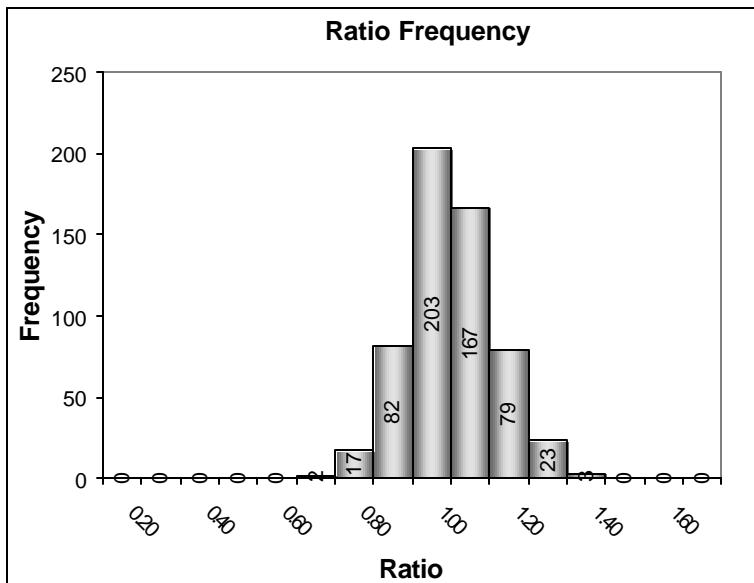
COMMENTS:

1 to 3 Unit Residences throughout area 5 .

Annual Update Ratio Study Report (After)

2003 Assessments

District/Team: NW / Team - 1	Lien Date: 01/01/2003	Date of Report: 4/17/2003	Sales Dates: 1/2001 - 12/2002
Area 5 - North Greenwood	Appr ID: SELL	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i> 576			
Mean Assessed Value	252,800		
Mean Sales Price	256,100		
Standard Deviation AV	51,908		
Standard Deviation SP	59,224		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.998		
Median Ratio	0.995		
Weighted Mean Ratio	0.987		
UNIFORMITY			
Lowest ratio	0.656		
Highest ratio:	1.335		
Coefficient of Dispersion	8.87%		
Standard Deviation	0.111		
Coefficient of Variation	11.15%		
Price Related Differential (PRD)	1.011		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.979		
Upper limit	1.005		
95% Confidence: Mean			
Lower limit	0.989		
Upper limit	1.007		
SAMPLE SIZE EVALUATION			
N (population size)	5776		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.111		
Recommended minimum:	20		
Actual sample size:	576		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	302		
# ratios above mean:	274		
Z:	1.167		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



COMMENTS:

1 to 3 Unit Residences throughout area 5 .

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	440320	0255	7/17/01	153,000	600	0	5	1940	4	4,960	N	N	10025 14TH AV NW
2	440320	0255	2/7/02	188,500	600	0	5	1940	4	4,960	N	N	10025 14TH AV NW
2	440320	0290	10/26/01	195,000	830	0	5	1942	3	4,960	N	N	10051 14TH AV NW
2	682410	0120	12/14/01	217,500	680	370	6	1942	3	6,400	N	N	913 NW 97TH ST
2	914410	0390	6/21/02	219,950	760	0	6	1947	3	7,500	N	N	9535 12TH AV NW
2	515120	0125	4/12/01	180,000	780	0	6	1942	3	8,330	N	N	13748 PALATINE AV N
2	186240	0109	11/12/01	187,000	790	0	6	1940	3	4,750	N	N	9253 12TH AV NW
2	186240	0115	8/22/02	225,000	820	0	6	1940	3	8,100	N	N	9247 12TH AV NW
2	010600	0165	10/25/02	230,000	840	0	6	1948	3	8,168	N	N	10021 DIBBLE AV NW
2	186240	0122	7/5/02	208,000	840	0	6	1945	3	5,400	N	N	9240 13TH AV NW
2	010600	0275	7/24/02	248,850	860	0	6	1948	3	8,100	N	N	10315 8TH AV NW
2	113900	0050	7/25/01	202,500	860	0	6	1985	3	7,500	N	N	210 N 107TH ST
2	198020	0291	7/25/01	216,000	890	140	6	1940	3	7,128	N	N	102 N 143RD ST
2	010600	0020	1/17/02	244,750	1,090	0	6	1948	3	8,068	N	N	9723 DIBBLE AV NW
2	010600	0015	9/10/02	269,950	1,190	0	6	1948	3	8,065	N	N	9729 DIBBLE AV NW
2	891050	0585	11/27/01	299,950	1,480	0	6	1941	3	7,560	N	N	11021 1ST AV NW
2	242603	9156	10/1/01	175,000	710	0	7	1944	3	7,950	N	N	13250 1ST AV NW
2	322320	0120	10/4/01	281,000	800	0	7	1944	3	6,375	N	N	11556 1ST AV NW
2	914410	0287	4/16/01	278,500	800	800	7	1950	4	8,910	N	N	9721 13TH AV NW
2	074800	0150	1/25/01	240,000	810	330	7	1948	3	7,200	N	N	14034 1ST AV NW
2	440320	0220	3/15/01	233,000	820	800	7	1942	3	5,360	N	N	10004 MARY AV NW
2	949820	0021	3/21/01	225,000	840	0	7	1950	3	6,678	N	N	10316 14TH AV NW
2	682410	0045	2/27/02	255,000	860	0	7	1951	3	6,400	N	N	847 NW 97TH ST
2	344200	0090	9/25/01	240,000	870	0	7	1940	3	5,100	N	N	109 NW 104TH ST
2	914410	0245	4/12/01	230,000	870	0	7	1954	3	8,910	N	N	9540 14TH AV NW
2	676620	0045	11/8/02	285,000	880	300	7	1947	3	6,210	N	N	9517 12TH AV NW
2	676620	0050	5/22/01	250,000	880	0	7	1947	3	6,210	N	N	9521 12TH AV NW
2	092400	0025	9/4/02	232,000	880	0	7	1941	4	8,370	N	N	13236 3RD AV NW
2	616690	0006	2/20/01	185,000	900	0	7	1952	3	6,470	N	N	13258 2ND AV NW
2	914410	0088	5/28/02	226,000	920	0	7	1942	3	6,650	N	N	9733 MARY AV NW

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	076700	0138	3/5/01	187,000	920	240	7	1997	3	1,240	N	N	334 NW 103RD ST
2	362603	9277	6/28/02	220,000	920	0	7	1940	5	5,280	N	N	945 NW 96TH ST
2	949820	0045	8/20/01	239,950	930	0	7	1949	3	6,930	N	N	10339 13TH AV NW
2	186240	0132	9/3/02	206,000	930	0	7	1952	3	5,400	N	N	9234 13TH AV NW
2	228400	0045	1/4/01	216,900	930	0	7	1946	3	6,450	N	N	13119 PALATINE AV N
2	949820	0051	11/8/01	240,510	930	0	7	1949	4	7,049	N	N	10351 13TH AV NW
2	198020	0190	4/23/02	297,500	960	0	7	1930	3	8,981	N	N	102 N 144TH ST
2	891050	0042	3/21/02	245,000	960	480	7	1959	3	16,350	N	N	11310 3RD AV NW
2	949820	0055	4/18/02	225,000	960	0	7	1949	3	6,930	N	N	10352 13TH AV NW
2	616690	0049	4/17/01	240,000	960	360	7	1936	4	10,585	N	N	110 NW 132ND ST
2	515120	0095	3/12/01	167,950	970	0	7	1942	3	5,950	N	N	13718 PALATINE AV N
2	362603	9147	7/24/02	375,000	980	800	7	1977	3	7,658	N	N	10309 MARY AV NW
2	362603	9071	6/22/01	217,000	1,000	0	7	1918	3	7,935	N	N	221 NW 105TH ST
2	362603	9230	9/26/01	263,000	1,000	500	7	1946	3	7,200	N	N	10309 14TH AV NW
2	362603	9230	5/2/01	260,000	1,000	500	7	1946	3	7,200	N	N	10309 14TH AV NW
2	092400	0075	6/10/02	256,000	1,000	800	7	1941	4	8,370	N	N	13235 2ND AV NW
2	010600	0190	5/29/01	265,000	1,010	840	7	1949	3	8,122	N	N	10006 9TH AV NW
2	113900	0810	9/4/02	318,000	1,020	1,020	7	1960	3	10,000	N	N	10544 1ST AV NW
2	687780	0045	12/20/01	250,000	1,020	1,020	7	1949	3	8,160	N	N	12509 2ND AV NW
2	206710	0015	6/14/02	228,500	1,030	0	7	1949	3	8,100	N	N	205 NW 132ND ST
2	442760	0135	2/23/01	230,000	1,030	0	7	1953	3	6,400	N	N	10702 4TH AV NW
2	074800	0125	4/17/02	239,000	1,030	430	7	1935	3	5,985	N	N	103 N 143RD ST
2	074800	0290	7/1/02	234,000	1,040	0	7	1946	3	8,100	N	N	14046 2ND AV NW
2	268060	0015	2/11/02	232,000	1,040	1,040	7	1950	3	8,160	N	N	12546 3RD AV NW
2	730890	0400	3/15/02	249,950	1,050	630	7	1940	4	7,680	N	N	12026 3RD AV NW
2	442760	0150	2/9/01	270,000	1,060	1,060	7	1953	3	6,500	N	N	10743 3RD AV NW
2	914410	0198	3/22/01	262,500	1,060	0	7	1941	3	5,632	N	N	9521 14TH AV NW
2	638050	0040	4/10/01	279,990	1,060	520	7	1948	3	7,683	N	N	11734 1ST AV NW
2	530320	0020	12/13/02	279,950	1,070	220	7	1946	3	6,605	N	N	11633 1ST AV NW
2	074800	0145	3/13/02	237,000	1,070	0	7	1951	3	6,678	N	N	14035 PALATINE AV N
2	914410	0317	3/28/02	265,000	1,070	0	7	1952	3	7,410	N	N	1217 NW 100TH ST

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	949820	0080	2/13/02	265,000	1,070	530	7	1947	3	6,930	N	N	10309 12TH AV NW
2	291820	0150	10/30/02	240,000	1,080	0	7	1947	3	8,134	N	N	128 N 136TH ST
2	076700	0202	1/5/01	219,950	1,090	330	7	1995	3	1,350	N	N	316 NW 103RD ST
2	074800	0065	2/15/01	251,000	1,100	760	7	1923	3	7,200	N	N	14014 PALATINE AV N
2	914410	0176	11/19/02	275,000	1,110	0	7	1950	3	8,100	N	N	9541 14TH AV NW
2	076700	0135	11/26/02	255,000	1,110	200	7	1997	3	2,333	N	N	336 NW 103RD ST
2	076700	0131	2/6/02	240,000	1,110	200	7	1997	3	2,225	N	N	344 NW 103RD ST
2	074800	0100	11/21/01	212,000	1,110	0	7	1940	4	6,000	N	N	217 N 143RD ST
2	391840	0035	11/15/02	285,000	1,120	470	7	1951	3	7,936	N	N	11730 PALATINE AV N
2	242603	9021	8/27/02	265,000	1,130	700	7	1952	3	10,500	N	N	13015 2ND AV NW
2	186240	0120	9/28/01	280,000	1,130	1,130	7	1948	3	5,400	N	N	9244 13TH AV NW
2	615490	0165	4/26/02	301,000	1,140	350	7	1949	3	6,030	N	N	909 NW 103RD ST
2	552260	0050	11/14/02	249,777	1,150	0	7	1950	3	6,700	N	N	10017 11TH AV NW
2	515120	0280	5/13/02	252,000	1,150	0	7	1950	4	6,750	N	N	13739 1ST AV NW
2	113900	0800	11/14/01	312,000	1,160	170	7	1942	3	7,500	N	N	10550 1ST AV NW
2	730890	0530	5/16/01	250,000	1,160	640	7	1937	3	7,676	N	N	12016 2ND AV NW
2	515120	0180	8/23/02	328,000	1,170	1,170	7	1947	4	13,550	N	N	13715 PALATINE AV N
2	362603	9365	2/8/01	259,000	1,180	500	7	1963	3	9,020	N	N	9524 1/2 12TH AV NW
2	515120	0230	9/9/02	289,500	1,180	0	7	1940	5	6,772	N	N	13730 1ST AV NW
2	914410	0375	5/20/02	265,500	1,200	0	7	1955	3	5,880	N	N	9546 13TH AV NW
2	730890	0180	11/27/02	285,000	1,200	950	7	1950	4	7,718	N	N	12246 2ND AV NW
2	616690	0007	5/14/02	322,950	1,210	590	7	2001	3	2,963	N	N	13260 2ND AV NW
2	344200	0131	9/18/01	224,000	1,220	0	7	1960	3	5,100	N	N	130 NW 103RD ST
2	615490	0025	10/23/01	289,000	1,230	490	7	1947	3	7,102	N	N	10313 11TH AV NW
2	915810	0160	2/13/01	241,500	1,230	840	7	1953	3	6,350	N	N	12742 PALATINE AV N
2	344200	0115	5/13/02	237,000	1,250	0	7	1955	3	5,021	N	N	10312 3RD AV NW
2	515120	0140	8/27/01	234,000	1,250	0	7	1950	3	6,900	N	N	13759 PALATINE AV N
2	362603	9233	9/10/02	309,500	1,250	890	7	1947	4	7,950	Y	N	926 NW 95TH ST
2	362603	9233	6/19/01	265,000	1,250	890	7	1947	4	7,950	Y	N	926 NW 95TH ST
2	914410	0348	7/26/01	315,000	1,270	700	7	1989	3	7,236	N	N	9629 12TH AV NW
2	076700	0133	8/7/02	264,000	1,280	260	7	1997	3	2,500	N	N	340 NW 103RD ST

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	113900	0752	3/10/01	250,000	1,280	0	7	1950	3	7,500	N	N	10515 1ST AV NW
2	074800	0335	7/31/02	275,500	1,280	0	7	1936	4	8,100	N	N	14021 2ND AV NW
2	515120	0305	3/19/02	266,750	1,290	0	7	1942	3	6,750	N	N	13713 1ST AV NW
2	914410	0386	6/25/02	302,500	1,290	0	7	1950	3	11,400	N	N	9534 13TH AV NW
2	362603	9144	10/16/02	333,000	1,300	950	7	1956	3	7,425	N	N	9722 12TH AV NW
2	730890	0525	7/23/02	299,950	1,300	200	7	1937	3	7,679	N	N	12022 2ND AV NW
2	291820	0005	8/16/02	259,950	1,300	0	7	1948	3	6,952	N	N	13536 3RD AV NW
2	552260	0145	2/8/01	260,000	1,300	300	7	1951	3	6,250	N	N	9727 11TH AV NW
2	186240	0008	10/24/01	299,750	1,310	500	7	1941	3	6,360	N	N	9254 15TH AV NW
2	914410	0196	4/5/02	284,950	1,310	0	7	1941	3	5,632	N	N	9516 MARY AV NW
2	515120	0465	6/26/02	243,000	1,310	220	7	1940	4	6,750	N	N	13728 3RD AV NW
2	362603	9235	7/10/01	311,900	1,320	1,000	7	1948	3	10,126	N	N	140 NW 104TH ST
2	730890	0360	7/20/01	301,000	1,330	0	7	1941	4	7,718	N	N	12245 2ND AV NW
2	515300	0050	7/20/01	329,950	1,340	1,120	7	1948	3	7,680	N	N	12538 2ND AV NW
2	440320	0180	2/20/01	335,000	1,350	400	7	1947	3	7,440	N	N	10034 MARY AV NW
2	442760	0020	10/17/02	317,500	1,350	840	7	1992	3	9,261	Y	N	10735 5TH AV NW
2	074800	0185	2/14/02	255,450	1,360	0	7	1934	4	8,100	N	N	14006 1ST AV NW
2	074800	0185	7/3/01	219,500	1,360	0	7	1934	4	8,100	N	N	14006 1ST AV NW
2	362603	9194	8/29/01	393,000	1,370	0	7	1940	3	8,225	N	N	1445 NW 105TH ST
2	344200	0103	6/13/01	247,950	1,380	0	7	1927	3	5,610	N	N	133 NW 104TH ST
2	362603	9080	2/12/02	279,000	1,380	0	7	1923	5	9,711	N	N	213 NW 105TH ST
2	242603	9198	10/22/02	325,000	1,420	420	7	1955	3	6,365	N	N	209 NW 131ST ST
2	949820	0016	11/20/02	259,000	1,420	0	7	1950	3	6,930	N	N	10326 14TH AV NW
2	638050	0076	12/31/01	294,000	1,430	0	7	1940	4	7,678	N	N	11715 1ST AV NW
2	915810	0195	9/27/02	286,500	1,430	1,110	7	1947	3	9,779	Y	N	12704 PALATINE AV N
2	186240	0010	10/21/02	298,700	1,450	200	7	1941	4	6,360	N	N	9250 15TH AV NW
2	730890	0765	4/11/02	280,000	1,460	600	7	1951	3	9,229	N	N	12035 GREENWOOD AV N
2	247450	0055	3/19/01	299,950	1,490	730	7	1953	3	13,770	N	N	823 NW 107TH ST
2	687780	0030	8/16/02	300,000	1,490	1,080	7	1948	3	8,160	N	N	12527 2ND AV NW
2	615490	0080	1/25/01	309,000	1,490	630	7	1949	3	7,140	N	N	10045 11TH AV NW
2	076700	0158	12/20/01	245,000	1,500	0	7	1999	3	1,619	N	N	319 NW 103RD ST

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	247450	0070	7/2/02	277,500	1,500	0	7	1953	3	7,085	N	N	805 NW 107TH ST
2	362603	9312	8/8/01	322,000	1,510	0	7	1958	3	6,712	N	N	10331 14TH AV NW
2	915760	0095	5/16/02	299,000	1,540	0	7	1945	3	8,160	N	N	12708 2ND AV NW
2	914410	0319	2/13/02	302,000	1,540	0	7	1956	3	8,640	N	N	9731 12TH AV NW
2	914410	0149	3/2/01	246,000	1,540	0	7	1951	3	7,260	N	N	9702 MARY AV NW
2	113900	0400	10/18/02	331,000	1,550	0	7	1922	3	10,080	N	N	220 NW 107TH ST
2	440320	0280	4/16/02	308,000	1,550	0	7	1960	3	7,479	N	N	10041 14TH AV NW
2	198020	0385	5/24/02	389,950	1,550	0	7	1940	5	6,499	N	N	210 NW 143RD ST
2	914410	0325	2/21/01	372,500	1,580	0	7	1927	3	11,070	N	N	9725 12TH AV NW
2	730890	0330	4/25/02	355,000	1,580	0	7	1937	4	7,702	N	N	12211 2ND AV NW
2	616690	0030	3/12/02	261,973	1,610	0	7	1947	4	9,715	N	N	13224 2ND AV NW
2	113900	0385	11/7/01	362,000	1,660	0	7	1922	3	10,074	N	N	10710 3RD AV NW
2	638050	0065	6/21/01	304,000	1,660	420	7	1927	4	7,692	N	N	11745 1ST AV NW
2	186240	0050	9/5/02	299,950	1,660	170	7	1940	4	8,100	N	N	9258 MARY AV NW
2	891050	0669	3/6/02	342,500	1,680	0	7	1925	3	7,686	N	N	11055 PALATINE AV N
2	915760	0020	1/19/01	253,950	1,690	0	7	1950	4	8,160	N	N	12723 1ST AV NW
2	682410	0160	3/12/02	297,000	1,730	310	7	1947	3	8,040	N	N	9618 12TH AV NW
2	891050	0195	7/23/01	287,500	1,750	250	7	1917	3	7,373	N	N	11238 PALATINE AV N
2	552260	0015	5/11/01	245,000	1,760	0	7	1948	4	6,750	N	N	10016 12TH AV NW
2	186240	0006	7/9/01	269,950	1,860	0	7	1942	3	6,600	N	N	1441 15TH AV NW
2	515300	0010	4/4/01	427,500	1,890	1,820	7	1948	3	7,680	N	N	12508 2ND AV NW
2	730890	0475	6/21/01	318,000	1,910	430	7	1937	3	7,680	N	N	12045 2ND AV NW
2	730890	0200	9/17/02	334,000	1,960	0	7	1948	3	7,707	N	N	12222 2ND AV NW
2	741420	0015	9/11/02	295,000	2,060	0	7	1953	4	8,040	N	N	10345 DIBBLE AV NW
2	242603	9204	6/1/01	260,000	2,070	0	7	1954	3	9,360	N	N	121 NW 132ND ST
2	515120	0250	6/21/02	332,500	2,230	0	7	1941	4	10,276	N	N	13756 1ST AV NW
2	552260	0075	11/23/02	305,000	1,090	610	8	1951	3	6,700	N	N	10016 11TH AV NW
2	391840	0152	4/25/02	316,500	1,260	190	8	1948	3	8,156	Y	N	209 N 117TH ST
2	268060	0040	10/28/02	260,000	1,270	500	8	1953	3	8,160	N	N	12514 3RD AV NW
2	362603	9186	10/24/02	315,000	1,300	600	8	1963	3	6,955	N	N	904 NW 97TH ST
2	113900	0790	10/17/01	295,000	1,300	530	8	1949	3	7,500	N	N	10559 1ST AV NW

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	287460	0280	10/16/01	309,950	1,320	0	8	1953	3	7,242	N	N	10717 9TH AV NW
2	758620	0050	1/28/02	312,000	1,320	1,320	8	1925	3	5,974	N	N	10124 3RD AV NW
2	638050	0145	2/20/02	360,750	1,320	500	8	1929	4	7,695	N	N	11732 3RD AV NW
2	362603	9172	3/5/02	395,000	1,330	450	8	1940	3	6,000	N	N	10360 15TH AV NW
2	287460	0110	4/4/02	290,000	1,370	0	8	1953	3	15,771	N	N	10728 9TH AV NW
2	730890	0255	11/4/02	320,000	1,390	800	8	1951	3	7,718	N	N	12245 1ST AV NW
2	730890	0605	12/5/02	379,000	1,390	80	8	1931	4	6,290	N	N	12038 1ST AV NW
2	287460	0295	7/12/01	284,500	1,400	0	8	1954	3	8,211	N	N	912 NW 107TH ST
2	201630	0050	1/28/02	266,000	1,430	0	8	1958	3	8,125	N	N	10034 13TH AV NW
2	362603	9086	5/3/01	286,500	1,430	910	8	1962	3	6,160	N	N	115 NW 105TH ST
2	362603	9026	8/1/01	255,000	1,480	780	8	1984	3	9,223	N	N	9515 HOLMAN RD NW
2	268060	0035	2/12/02	232,500	1,480	0	8	1953	3	8,160	N	N	12522 3RD AV NW
2	730890	0380	8/5/02	285,000	1,510	200	8	1950	3	7,692	N	N	12050 3RD AV NW
2	891050	0100	3/5/01	325,000	1,550	0	8	1950	3	10,080	N	N	11240 1ST AV NW
2	113900	0230	7/29/02	222,500	1,560	0	8	1976	3	7,560	N	N	10754 2ND AV NW
2	291820	0180	5/8/02	382,500	1,560	0	8	1927	4	10,165	N	N	102 N 136TH ST
2	391840	0149	12/11/01	240,000	1,580	500	8	1962	3	7,229	N	N	11506 3RD AV NW
2	074800	0365	12/30/02	292,500	1,630	0	8	1958	3	8,100	N	N	14012 3RD AV NW
2	242603	9090	1/22/01	260,000	1,660	0	8	1951	4	6,657	N	N	204 NW 130TH ST
2	247450	0020	6/11/01	319,000	1,700	0	8	1953	3	22,574	N	N	815 NW 108TH ST
2	287460	0040	7/23/02	432,000	1,710	1,210	8	1956	3	6,300	N	N	10545 11TH AV NW
2	914410	0058	12/10/02	300,000	1,730	0	8	1955	3	7,920	N	N	9627 MARY AV NW
2	730890	0045	1/11/01	483,000	1,950	450	8	1950	3	7,241	N	N	12217 RIDGEMONT WY N
2	891050	0331	10/24/02	430,000	2,110	680	8	1986	3	10,965	N	N	230 NW 112TH ST
2	010600	0085	1/28/02	390,000	2,360	0	8	2002	3	8,100	N	N	9722 DIBBLE AV NW
2	515300	0135	1/31/02	449,500	2,430	850	8	1996	3	7,747	Y	N	12509 1ST AV NE
2	391840	0020	1/9/02	575,000	2,500	610	8	1967	3	10,710	N	N	11714 PALATINE AV N
2	515120	0150	4/29/02	469,950	2,790	0	8	2001	3	6,769	N	N	13747 PALATINE AV N
2	113900	0910	12/26/01	415,000	2,850	0	8	1990	3	7,550	N	N	123 N 107TH ST
2	242603	9305	6/7/01	399,000	2,200	0	9	2001	3	6,656	N	N	13005 2ND AV NW
2	113900	0920	8/8/01	458,000	2,250	0	9	1930	3	7,500	N	N	10550 PALATINE AV N

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	730890	0387	3/20/02	405,000	2,410	0	9	2001	3	7,584	N	N	12036 3RD AV NW
2	198020	0085	6/15/01	420,000	2,810	0	9	1961	3	11,970	N	N	14420 1ST AV NW
2	198020	0010	2/2/01	447,500	3,000	0	9	2000	3	7,200	N	N	129 NW 145TH ST
4	614060	0049	3/19/01	165,000	650	0	6	1952	3	4,800	N	N	11712 FREMONT AV N
4	614060	0175	8/21/01	200,400	660	0	6	1942	4	7,200	N	N	11504 FREMONT AV N
4	614160	0150	12/20/01	189,000	670	0	6	1925	3	8,017	Y	N	12036 N PARK AV
4	614060	0330	5/3/02	230,000	700	0	6	1927	4	4,745	N	N	11702 N PARK AV
4	614110	0260	6/17/02	246,000	800	310	6	1946	3	6,579	N	N	12037 DAYTON AV N
4	614060	0270	8/15/01	200,000	830	0	6	1925	4	7,572	N	N	11514 N PARK AV
4	291620	0140	5/15/01	183,000	840	0	6	1927	3	7,915	N	N	12727 FREMONT AV N
4	701720	0120	10/29/02	201,500	930	0	6	1939	3	5,077	N	N	11026 FREMONT AV N
4	178550	0121	2/8/02	230,000	1,300	0	6	1976	3	7,650	N	N	12519 EVANSTON AV N
4	614110	0404	3/29/02	263,000	840	300	7	1944	3	7,592	N	N	12249 DAYTON AV N
4	291620	0073	4/17/01	199,000	840	0	7	1947	3	7,650	N	N	12745 EVANSTON AV N
4	434380	0070	4/17/02	220,000	860	0	7	1949	3	7,250	N	N	12547 N PARK AV N
4	434380	0080	3/10/01	195,000	860	0	7	1949	3	7,250	N	N	12541 N PARK AV N
4	434380	0035	9/10/01	200,500	880	220	7	1949	3	7,645	N	N	12522 N PARK AV N
4	718980	0140	8/9/02	242,500	890	0	7	1941	4	5,040	N	N	11041 FREMONT AV N
4	637850	0280	8/27/02	244,990	900	0	7	1947	3	6,269	N	N	11236 EVANSTON AV N
4	637850	0145	5/24/01	240,000	930	0	7	1937	3	7,528	N	N	11226 DAYTON AV N
4	434380	0105	5/7/02	215,000	940	0	7	1949	3	7,498	N	N	708 N 125TH ST
4	637850	0315	4/17/02	272,000	940	0	7	1949	4	6,265	N	N	11249 FREMONT AV N
4	891100	0590	7/5/02	295,000	950	0	7	1914	3	8,900	N	N	402 N 110TH ST
4	434380	0075	10/4/02	232,000	950	290	7	1951	3	7,250	Y	N	12536 FREMONT AV N
4	192604	9261	7/15/02	210,000	960	0	7	1951	3	7,800	N	N	722 N 127TH ST
4	863060	0035	10/8/02	274,500	960	80	7	1939	4	7,561	N	N	11020 DAYTON AV N
4	891100	0568	7/15/02	215,000	960	0	7	1948	4	8,040	N	N	11028 PHINNEY AV N
4	637850	0230	9/17/02	340,000	970	270	7	1941	3	6,909	N	N	11207 EVANSTON AV N
4	718980	0055	10/22/02	262,500	970	0	7	1940	3	5,038	N	N	11024 EVANSTON AV N
4	637850	0310	10/24/02	225,500	970	0	7	1949	4	6,263	N	N	11253 FREMONT AV N
4	637850	0085	11/8/01	201,500	990	0	7	1948	3	6,269	N	N	11237 DAYTON AV N

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	614110	0255	6/21/02	245,000	1,000	0	7	1946	3	6,582	N	N	12033 DAYTON AV N
4	178550	0141	11/21/01	230,000	1,000	0	7	1950	3	6,927	N	N	12551 FREMONT AV N
4	178550	0151	4/24/02	231,000	1,000	0	7	1947	3	6,240	N	N	12540 EVANSTON AV N
4	637850	0235	10/22/01	230,000	1,040	0	7	1937	3	6,910	N	N	11203 EVANSTON AV N
4	614010	0895	4/8/02	225,000	1,110	0	7	1918	3	7,943	N	N	11715 FREMONT AV N
4	891100	0575	7/15/02	299,950	1,140	610	7	1928	3	5,362	N	N	11020 PHINNEY AV N
4	637850	0266	2/14/02	259,950	1,150	380	7	1930	4	6,270	N	N	11228 EVANSTON AV N
4	614110	0820	9/25/02	290,000	1,180	210	7	1929	4	9,827	N	N	12234 EVANSTON AV N
4	614110	0729	10/8/02	305,000	1,210	350	7	1928	3	11,183	N	N	12038 EVANSTON AV N
4	291620	0115	9/24/01	189,000	1,260	0	7	1962	3	7,650	N	N	12711 EVANSTON AV N
4	614060	0305	11/5/02	307,000	1,280	640	7	1982	4	6,198	N	N	11730 N PARK AV
4	718980	0110	4/16/02	279,000	1,300	0	7	1929	4	5,040	N	N	11019 FREMONT AV N
4	701720	0067	2/25/02	299,990	1,350	840	7	2001	3	7,768	N	N	11214 FREMONT AV N
4	614110	0033	1/25/02	228,000	1,390	0	7	1938	4	9,266	N	N	12229 PHINNEY AV N
4	614010	0730	10/30/01	308,000	1,410	200	7	1929	4	7,973	N	N	11530 EVANSTON AV N
4	614110	0475	6/14/02	285,000	1,420	0	7	1925	3	7,328	N	N	502 N 122ND ST
4	614160	0179	2/20/01	256,444	1,470	0	7	1982	3	9,140	Y	N	12006 N PARK AV
4	863060	0080	3/6/02	290,000	1,480	120	7	1939	4	7,500	N	N	11033 EVANSTON AV N
4	891100	0085	4/5/01	325,000	1,500	510	7	1929	3	7,907	N	N	11233 PHINNEY AV N
4	614110	0450	12/7/01	230,000	1,540	0	7	1980	3	6,547	N	N	12242 DAYTON AV N
4	614160	0200	7/1/02	286,000	1,570	0	7	1950	4	5,636	N	N	12246 N PARK AV
4	637850	0300	9/22/01	220,000	1,580	0	7	1948	4	6,593	N	N	11256 EVANSTON AV N
4	614060	0030	7/20/01	282,450	1,630	0	7	1930	4	7,200	N	N	11738 FREMONT AV N
4	291620	0016	5/22/02	249,950	1,640	0	7	1951	3	8,400	N	N	12739 PHINNEY AV N
4	614110	0315	4/19/01	345,000	1,750	0	7	1992	4	6,421	N	N	12232 PHINNEY AV N
4	614010	0855	7/17/02	365,000	1,880	0	7	1920	4	7,943	N	N	11716 EVANSTON AV N
4	891100	0156	5/14/02	322,000	1,900	0	7	1945	3	5,625	N	N	320 N 110TH ST
4	614060	0100	8/28/02	375,000	2,150	120	7	1928	3	7,200	N	N	11727 N PARK AV
4	614160	0130	3/6/01	250,000	1,410	720	8	1960	3	7,469	Y	N	803 N 122ND ST
4	891100	0591	1/9/01	288,000	1,580	540	8	1954	3	7,200	N	N	410 N 110TH ST
4	637850	0263	7/24/01	320,000	1,940	0	8	2001	3	3,139	N	N	11224 EVANSTON AV N

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	926670	0865	7/25/02	169,000	510	0	5	1911	3	2,550	N	N	924 N 88TH ST
5	614560	1225	11/7/01	152,000	620	0	5	1916	3	3,844	N	N	344 N 102ND ST
5	891100	0415	3/19/01	175,000	680	0	5	1924	3	5,394	N	N	10533 PHINNEY AV N
5	614560	1030	3/22/01	183,000	750	0	5	1923	3	3,844	N	N	335 N 104TH ST
5	312604	9267	8/21/01	234,950	830	0	5	1947	3	6,120	N	N	756 N 91ST ST
5	614560	1900	9/16/02	197,500	840	0	5	1989	3	3,844	N	N	743 N 102ND ST
5	229140	1275	7/26/02	242,000	860	0	5	1932	4	3,720	N	N	10521 N PARK AV
5	026300	0310	10/24/01	179,950	860	0	5	1919	5	8,100	N	N	715 N 96TH ST
5	614560	0695	5/24/01	163,500	890	0	5	1970	3	4,066	N	N	701 N 104TH ST
5	614560	2445	11/22/02	160,000	530	0	6	1948	5	3,844	N	N	520 N 100TH ST
5	229140	1200	5/22/01	175,000	540	0	6	1921	3	5,580	N	N	10534 N PARK AV
5	891100	0440	7/2/02	225,500	580	0	6	1941	3	5,739	N	N	10550 PHINNEY AV N
5	364510	0335	3/19/01	198,000	610	0	6	1916	4	5,142	N	N	10514 DAYTON AV N
5	229140	1475	11/20/02	165,000	640	0	6	1953	4	7,440	N	N	10703 N PARK AV
5	604640	1140	8/8/02	206,500	650	0	6	1944	3	5,100	N	N	743 N 86TH ST
5	614560	1540	8/24/01	165,000	650	0	6	1940	5	4,077	N	N	702 N 102ND ST
5	614560	2140	3/26/01	178,000	660	0	6	1920	3	3,845	N	N	321 N 102ND ST
5	614560	2345	5/21/02	186,500	670	0	6	1910	4	3,844	N	N	416 N 100TH ST
5	643150	0285	9/20/01	212,000	700	0	6	1924	3	4,635	N	N	535 N 86TH ST
5	312604	9262	1/29/01	183,500	700	0	6	1947	4	5,904	N	N	9525 FREMONT AV N
5	614560	1230	12/2/02	199,950	720	0	6	1932	3	5,767	N	N	340 N 102ND ST
5	229140	0515	6/13/02	195,000	720	580	6	1942	3	7,440	N	N	10510 LINDEN AV N
5	030600	0145	9/19/02	235,500	730	0	6	1928	3	5,085	N	N	9801 LINDEN AV N
5	643150	0293	8/16/02	214,500	750	140	6	1906	3	4,120	N	N	506 N 86TH ST
5	152930	0135	5/9/02	260,000	750	0	6	1934	4	6,439	N	N	9556 PHINNEY AV N
5	926670	0365	11/8/02	209,950	760	0	6	1942	3	5,100	N	N	736 N 89TH ST
5	291720	0325	10/22/02	275,000	810	0	6	1939	4	5,096	N	N	9753 DAYTON AV N
5	291720	0325	4/7/01	224,000	810	0	6	1939	4	5,096	N	N	9753 DAYTON AV N
5	614560	0285	6/28/01	179,950	820	0	6	1916	3	3,844	N	N	733 N 105TH ST
5	229140	1525	6/4/02	230,000	820	750	6	1921	3	4,960	N	N	10724 FREMONT AV N
5	614560	2510	6/18/02	209,000	820	0	6	1921	3	5,766	N	N	731 N 101ST ST

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	614560	2125	10/30/02	226,000	830	0	6	1989	3	3,386	N	N	315 N 102ND ST
5	614560	2435	8/27/01	225,000	840	0	6	1924	4	4,342	N	N	527 N 101ST ST
5	614560	0410	1/17/01	175,000	840	0	6	1919	4	3,844	N	N	919 N 105TH ST
5	229140	0595	2/16/01	179,950	850	200	6	1958	3	4,860	N	N	915 N 109TH ST
5	614560	1455	3/13/02	234,000	860	640	6	1926	3	4,805	N	N	751 N 103RD ST
5	891100	0420	6/21/01	244,000	860	0	6	1937	3	8,085	N	N	10541 PHINNEY AV N
5	312604	9200	2/4/02	292,500	880	0	6	1989	3	4,807	N	N	9602 FREMONT AV N
5	891100	0300	10/21/02	217,000	880	0	6	1924	3	8,037	N	N	10727 PHINNEY AV N
5	926670	0225	5/31/02	269,950	900	0	6	1906	4	5,100	N	N	903 N 90TH ST
5	229140	0980	11/26/01	193,000	930	0	6	1926	3	7,440	N	N	808 N 107TH ST
5	614560	1015	9/5/01	212,000	930	0	6	1906	4	6,248	N	N	327 N 104TH ST
5	926670	1165	7/24/01	250,000	940	0	6	1936	3	5,125	N	N	747 N 88TH ST
5	926670	0100	6/11/01	200,000	980	0	6	1947	4	5,100	N	N	931 N 90TH ST
5	229140	1540	3/20/02	190,000	1,010	0	6	1920	3	4,960	N	N	10734 FREMONT AV N
5	926670	0595	10/29/01	185,000	1,010	0	6	1916	4	5,100	N	N	725 N 89TH ST
5	229140	0451	4/25/01	201,300	1,030	0	6	1985	3	3,968	N	N	10527 WHITMAN AV N
5	152930	0365	6/25/02	200,000	1,070	0	6	1937	5	7,016	N	N	9547 EVANSTON AV N
5	078900	0015	6/14/02	240,000	1,090	0	6	1916	3	8,245	N	N	9244 DAYTON AV N
5	604640	0645	7/23/01	224,000	1,100	0	6	1916	4	5,100	N	N	927 N 87TH ST
5	926670	0635	8/29/01	236,000	1,140	920	6	1940	3	5,100	N	N	731 N 89TH ST
5	614560	1255	4/18/02	185,500	1,160	0	6	1912	3	5,767	N	N	320 N 102ND ST
5	229140	1080	7/24/01	195,000	1,190	0	6	1938	4	5,580	N	N	10533 LINDEN AV N
5	312604	9265	7/24/01	205,000	1,210	0	6	1949	5	7,744	N	N	9802 LINDEN AV N
5	926670	0523	8/18/02	281,000	1,320	0	6	1949	4	4,590	N	N	8800 FREMONT AV N
5	614560	2405	6/5/01	255,000	1,340	0	6	1910	3	5,767	N	N	509 N 101ST ST
5	614560	1855	3/13/02	249,000	1,450	0	6	1941	4	3,844	N	N	705 N 102ND ST
5	926670	0273	2/22/01	258,000	1,590	320	6	1916	3	3,750	N	N	752 N 89TH ST
5	229140	1135	7/23/01	262,500	1,860	0	6	1951	4	9,635	N	N	814 N 105TH ST
5	030600	0255	6/20/01	240,545	700	0	7	1928	3	5,594	N	N	708 N 98TH ST
5	312604	9230	10/25/02	205,000	720	200	7	1944	3	8,300	N	N	9206 LINDEN AV N
5	614560	2035	9/25/01	225,000	750	380	7	1938	4	3,844	N	N	525 N 102ND ST

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	364510	0220	11/18/02	239,500	760	680	7	1951	3	5,418	N	N	10523 EVANSTON AV N
5	614560	2870	10/24/02	210,000	800	0	7	1938	3	3,953	N	N	600 N 100TH ST
5	030600	0725	1/19/01	236,500	800	0	7	1928	3	6,356	N	N	9702 LINDEN AV N
5	174770	0045	6/12/01	211,600	800	0	7	1945	3	7,375	N	N	10715 DAYTON AV N
5	312604	9272	3/2/01	208,000	800	200	7	1928	3	6,630	N	N	720 N 91ST ST
5	926670	0915	7/25/01	180,000	810	0	7	1941	3	5,100	N	N	938 N 88TH ST
5	614560	2350	7/3/02	230,000	820	320	7	1955	4	3,844	N	N	412 N 100TH ST
5	030600	0115	8/29/01	257,000	830	70	7	1928	3	6,356	N	N	753 N 100TH ST
5	614560	1345	8/21/01	225,000	830	200	7	1955	3	3,844	N	N	530 N 102ND ST
5	604640	1265	10/25/01	185,000	840	0	7	1926	3	5,445	N	N	715 N 86TH ST
5	614560	2645	3/30/01	160,000	840	0	7	1941	4	3,844	N	N	923 N 101ST ST
5	643150	0111	10/4/01	249,950	860	0	7	1929	4	5,412	N	N	518 N 87TH ST
5	152930	0410	2/21/01	159,950	870	0	7	1948	3	5,689	N	N	9532 EVANSTON AV N
5	614560	2550	8/14/02	239,000	870	0	7	1927	3	3,844	N	N	760 N 100TH ST
5	614560	1650	8/13/02	229,950	880	0	7	1940	3	3,844	N	N	938 N 102ND ST
5	926670	0175	10/18/01	180,000	880	0	7	1941	3	5,100	N	N	917 N 90TH ST
5	153230	0055	8/20/01	193,500	890	250	7	1921	3	4,805	N	N	922 N 93RD ST
5	291720	0180	3/12/02	330,000	890	430	7	1979	4	7,645	N	N	9740 PHINNEY AV N
5	614560	1510	5/31/02	259,000	900	100	7	1928	3	3,844	N	N	724 N 102ND ST
5	614560	1405	9/11/02	209,450	900	0	7	1950	3	3,844	N	N	715 N 103RD ST
5	152930	0200	3/5/01	246,500	910	0	7	1941	3	6,378	N	N	9507 DAYTON AV N
5	614560	2660	4/24/01	199,950	920	400	7	1919	3	3,844	N	N	931 N 101ST ST
5	946520	0280	7/17/01	278,500	920	0	7	1939	4	6,286	N	N	9024 PHINNEY AV N
5	614560	2130	5/22/01	221,450	930	0	7	1916	4	3,845	N	N	317 N 102ND ST
5	614560	0770	8/27/02	213,500	940	0	7	1922	4	4,114	N	N	10317 LINDEN AV N
5	926670	0945	7/26/01	165,000	950	0	7	1942	4	5,100	N	N	940 N 88TH ST
5	291720	0565	8/20/02	265,000	950	420	7	1942	4	6,166	N	N	9736 EVANSTON AV N
5	229140	0615	6/26/01	220,000	960	0	7	1952	3	5,580	N	N	10733 WHITMAN AV N
5	614560	0775	8/8/01	191,500	960	570	7	1982	3	3,574	N	N	10313 LINDEN AV N
5	614560	2225	3/20/01	225,000	960	0	7	1916	4	3,844	N	N	324 N 101ST ST
5	229140	0495	5/7/02	234,900	970	0	7	1917	4	5,320	N	N	922 N 105TH ST

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	152930	0210	6/11/01	226,000	990	0	7	1952	3	6,378	N	N	9519 DAYTON AV N
5	614560	1515	6/24/02	271,000	1,000	820	7	1928	3	5,766	N	N	722 N 102ND ST
5	291720	0575	7/24/02	266,000	1,000	200	7	1942	4	6,188	N	N	9730 EVANSTON AV N
5	291720	0545	5/21/02	239,500	1,000	120	7	1941	4	6,125	N	N	9744 EVANSTON AV N
5	614560	1985	4/21/01	224,500	1,010	0	7	1941	4	4,997	N	N	710 N 101ST ST
5	946520	0085	10/17/02	265,000	1,010	150	7	1942	4	5,907	Y	N	9223 PHINNEY AV N
5	153230	0015	11/7/02	226,000	1,020	500	7	1960	3	4,805	N	N	906 N 93RD ST
5	229140	0915	6/18/01	252,500	1,020	900	7	1930	4	5,580	N	N	10731 LINDEN AV N
5	946520	0395	8/20/01	220,000	1,020	660	7	1946	4	6,281	N	N	9230 PHINNEY AV N
5	604640	0720	2/20/02	225,500	1,050	0	7	1947	3	5,100	N	N	938 N 86TH ST
5	312604	9410	10/23/02	230,000	1,050	60	7	1997	3	1,170	N	N	708 B N 94TH ST
5	604640	0475	9/5/02	250,000	1,050	830	7	1939	3	5,100	N	N	746 N 86TH ST
5	614560	2815	6/6/02	205,500	1,050	0	7	1920	4	3,918	N	N	10103 FREMONT AV N
5	614560	1060	11/18/02	232,000	1,060	0	7	1949	3	3,844	N	N	354 N 103RD ST
5	229140	1130	9/19/01	187,000	1,070	0	7	1969	3	3,720	N	N	10511 LINDEN AV N
5	614560	1200	6/20/02	275,000	1,070	0	7	1918	4	3,844	N	N	353 N 103RD ST
5	312604	9151	2/9/01	233,000	1,080	500	7	1938	3	4,521	N	N	756 N 90TH ST
5	291720	0095	5/9/01	320,000	1,080	900	7	1940	4	5,395	N	N	9731 PHINNEY AV N
5	152930	0250	6/3/02	215,010	1,090	0	7	1931	3	6,438	N	N	9559 DAYTON AV N
5	614560	0945	11/25/02	287,000	1,110	0	7	1925	4	3,844	N	N	518 N 103RD ST
5	364510	0305	4/19/01	260,000	1,120	660	7	1994	3	4,486	N	N	10538 DAYTON AV N
5	604640	1130	2/5/02	320,000	1,130	0	7	1920	3	5,100	N	N	747 N 86TH ST
5	229140	0800	6/2/01	331,500	1,130	220	7	1998	4	5,940	N	N	10916 LINDEN AV N
5	643150	0343	3/14/02	300,000	1,150	0	7	1928	3	5,894	N	N	8551 DAYTON AV N
5	891100	0515	9/26/02	254,000	1,170	530	7	1928	3	5,399	N	N	10535 DAYTON AV N
5	078900	0250	1/2/01	258,000	1,174	0	7	1932	4	5,382	N	N	9052 EVANSTON AV N
5	291720	0315	9/20/02	212,500	1,180	0	7	1947	3	5,170	N	N	9747 DAYTON AV N
5	926670	0256	6/11/01	248,250	1,190	0	7	1912	5	5,200	N	N	8911 LINDEN AV N
5	926670	0655	4/24/01	237,762	1,220	0	7	1960	3	5,100	N	N	736 N 88TH ST
5	614560	1925	2/10/01	220,000	1,220	0	7	1916	3	5,765	N	N	758 N 101ST ST
5	946520	0470	6/19/01	250,000	1,230	0	7	1947	3	6,281	N	N	9245 DAYTON AV N

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	614560	2205	1/2/02	205,000	1,230	0	7	1982	3	3,844	N	N	346 N 101ST ST
5	614560	2175	3/6/01	233,350	1,240	0	7	1924	4	3,844	N	N	349 N 102ND ST
5	604640	0525	12/20/01	246,900	1,290	0	7	1952	4	5,100	N	N	754 N 86TH ST
5	614560	2463	12/18/02	248,900	1,310	0	7	1995	3	3,762	N	N	506 N 100TH ST
5	643150	0243	9/14/01	254,000	1,330	0	7	1916	3	9,964	N	N	8550 EVANSTON AV N
5	312604	9287	11/13/02	242,500	1,350	0	7	1950	3	6,133	N	N	745 N 92ND ST
5	312604	9415	9/21/02	240,000	1,350	0	7	1999	3	2,325	N	N	9230 B FREMONT AV N
5	614560	1361	9/12/02	322,000	1,350	810	7	2002	3	3,844	N	N	514 N 102ND ST
5	078900	0560	6/6/02	263,000	1,360	0	7	1995	3	2,197	N	N	9231 FREMONT AV N
5	926670	0395	9/23/02	230,000	1,360	0	7	1941	3	5,100	N	N	726 N 89TH ST
5	078900	0245	5/8/01	255,000	1,360	1,120	7	1953	4	8,137	N	N	9055 EVANSTON AV N
5	926670	0426	12/5/02	275,000	1,420	0	7	1995	3	2,550	N	N	712 N 89TH ST
5	312604	9424	12/4/02	265,000	1,420	0	7	2000	3	1,800	N	N	9505 FREMONT AV N
5	926670	0420	1/22/02	249,000	1,420	0	7	1995	3	2,550	N	N	710 N 89TH ST
5	614560	2661	8/26/02	248,950	1,460	0	7	1967	3	3,844	N	N	933 N 101ST ST
5	026300	0303	10/11/01	293,000	1,520	0	7	1999	3	5,036	N	N	729 N 96TH ST
5	229140	0665	11/8/01	224,000	1,530	0	7	1919	4	7,440	N	N	10703 WHITMAN AV N
5	229140	0715	4/25/01	255,000	1,550	400	7	1926	3	7,440	N	N	10728 LINDEN AV N
5	926670	0325	5/17/01	261,300	1,550	0	7	1912	5	5,100	N	N	746 N 89TH ST
5	229140	0725	12/21/01	267,500	1,570	1,500	7	1952	3	7,440	N	N	10734 LINDEN AV N
5	152930	0400	6/14/02	250,000	1,580	0	7	1982	3	5,641	N	N	9542 EVANSTON AV N
5	946520	0260	2/13/01	254,000	1,590	0	7	1931	3	6,285	N	N	9046 PHINNEY AV N
5	604640	0085	12/26/01	295,000	1,600	0	7	1929	4	5,100	N	N	924 N 87TH ST
5	604640	0725	10/1/02	234,950	1,630	910	7	1910	3	5,100	N	N	947 N 87TH ST
5	291720	0215	2/12/02	315,000	1,670	0	7	1936	4	7,648	N	N	9716 PHINNEY AV N
5	364510	0310	11/14/02	325,000	1,680	0	7	1927	4	10,902	N	N	10530 DAYTON AV N
5	026300	0200	8/30/02	339,950	1,710	520	7	1926	3	8,100	N	N	710 N 96TH ST
5	312604	9036	2/14/02	259,900	1,720	0	7	1999	3	2,220	N	N	9230 A FREMONT AV N
5	130630	0255	7/25/01	290,000	1,920	0	7	1967	3	6,356	N	N	10716 DAYTON AV N
5	078900	0324	7/11/02	325,000	2,070	0	7	1974	3	5,775	N	N	9015 FREMONT AV N
5	614560	0405	2/25/02	297,000	2,170	0	7	2000	3	3,844	N	N	915 N 105TH ST

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	312604	9402	9/27/02	294,500	2,350	0	7	1994	3	1,784	N	N	726 N 92ND ST
5	312604	9404	12/17/01	295,000	2,410	0	7	1995	3	3,230	N	N	9215 LINDEN AV N
5	926670	0625	4/16/02	314,950	840	600	8	2002	3	2,550	N	N	739 N 89TH ST
5	926670	0630	5/24/02	304,000	840	610	8	2002	3	2,550	N	N	737 N 89TH ST
5	604640	0270	7/22/02	237,300	1,120	0	8	1930	3	5,000	N	N	8610 FREMONT AV N
5	312604	9161	11/26/02	314,500	1,160	350	8	1940	4	4,590	N	N	900 N 90TH ST
5	078900	0185	9/4/02	203,600	1,360	1,000	8	1955	3	8,309	N	N	9012 DAYTON AV N
5	614560	2817	1/25/02	348,150	1,420	980	8	2001	3	3,750	N	N	10101 FREMONT AV N
5	614560	2200	11/25/02	348,000	1,470	940	8	2002	3	3,844	N	N	348 N 101ST ST
5	926670	0274	10/29/01	396,500	1,710	390	8	1990	3	3,750	N	N	756 N 89TH ST
5	926670	0255	7/17/02	370,000	1,890	250	8	1970	4	5,000	N	N	757 N 90TH ST
5	291720	0316	10/11/02	340,000	2,260	0	8	2002	3	5,026	N	N	9745 DAYTON AV N
5	130630	0125	3/22/01	359,950	2,350	0	8	1999	3	6,300	N	N	10708 EVANSTON AV N
8	117200	0150	3/26/01	130,000	530	0	5	1941	3	6,350	N	N	9013 PALATINE AV N
8	926820	0345	5/24/01	180,400	550	230	5	1923	3	5,040	N	N	9224 8TH AV NW
8	186240	0280	12/20/01	199,950	580	180	5	1938	3	8,122	N	N	9228 9TH AV NW
8	277660	0090	3/13/01	199,990	670	0	5	1945	4	7,100	N	N	8529 14TH AV NW
8	330070	0735	10/26/01	188,000	700	0	5	1949	3	4,000	N	N	8728 16TH AV NW
8	926820	0400	5/30/01	160,000	710	0	5	1918	4	5,040	N	N	9031 7TH AV NW
8	094600	0060	3/8/02	179,000	730	0	5	1906	3	4,950	N	N	8708 8TH AV NW
8	926820	0680	4/10/02	150,000	770	0	5	1916	3	5,040	N	N	9024 6TH AV NW
8	350160	0100	12/27/01	209,000	780	140	5	1926	3	4,800	N	N	330 NW 89TH ST
8	094500	0550	10/1/02	210,000	790	0	5	1944	3	4,650	N	N	343 NW 86TH ST
8	618470	0160	4/20/01	205,000	840	0	5	1942	4	7,620	N	N	9721 2ND AV NW
8	094500	0400	8/21/02	215,000	890	0	5	1909	4	4,600	N	N	332 NW 86TH ST
8	101400	0045	8/23/02	194,000	1,210	0	5	1917	3	5,080	N	N	9210 PALATINE AV N
8	330070	0333	12/11/01	195,000	520	0	6	1941	3	6,000	N	N	8731 18TH AV NW
8	186240	0286	10/14/02	215,000	600	0	6	1941	3	5,422	N	N	9225 DIBBLE AV NW
8	330070	1445	3/22/02	240,000	650	650	6	1925	3	4,000	N	N	8535 18TH AV NW
8	291520	0070	8/28/02	210,000	660	220	6	1927	3	5,461	N	N	9752 PALATINE AV N
8	250800	0175	5/17/01	185,000	670	0	6	1976	3	6,350	N	N	8741 2ND AV NW

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	394190	0057	6/22/01	184,950	690	0	6	1940	3	5,400	N	N	9556 6TH AV NW
8	617090	0090	3/26/02	199,950	700	0	6	1928	3	5,450	N	N	200 N 100TH ST
8	923240	0030	5/20/02	223,000	710	0	6	1940	3	6,223	N	N	9233 1ST AV NW
8	101500	0010	3/14/02	218,000	720	0	6	1920	3	6,350	N	N	9051 2ND AV NW
8	053400	0185	6/7/02	217,000	720	120	6	1942	3	7,155	N	N	9505 3RD AV NW
8	053400	0080	7/16/01	190,700	720	0	6	1942	3	6,686	N	N	9716 4TH AV NW
8	053400	0250	1/26/01	184,950	720	0	6	1942	3	6,690	N	N	9552 4TH AV NW
8	663890	0355	8/1/02	185,000	730	0	6	1942	3	5,000	N	N	8512 11TH AV NW
8	617090	0025	6/14/01	174,000	730	0	6	1926	3	5,449	N	N	201 N 101ST ST
8	291470	0120	11/29/01	201,500	740	0	6	1941	3	6,350	N	N	9552 PALATINE AV N
8	663890	0155	1/19/01	197,000	740	0	6	1920	3	3,099	N	N	8520 12TH AV NW
8	350160	0030	3/7/02	161,500	750	0	6	1946	3	4,800	N	N	321 NW 90TH ST
8	101400	0230	12/17/02	215,000	760	0	6	1940	3	5,850	N	N	9208 3RD AV NW
8	330070	1270	2/22/02	215,000	760	100	6	1926	3	4,000	N	N	8521 17TH AV NW
8	330070	1410	7/10/01	210,000	760	0	6	1942	3	4,000	N	N	8509 18TH AV NW
8	186240	0246	5/16/02	229,000	760	400	6	1944	3	5,425	N	N	9207 9TH AV NW
8	101400	0230	7/12/01	195,000	760	0	6	1940	3	5,850	N	N	9208 3RD AV NW
8	101400	0065	9/19/01	222,000	770	0	6	1914	3	6,350	N	N	9224 PALATINE AV N
8	094600	0195	5/24/02	259,140	770	0	6	1915	5	4,600	N	N	608 NW 86TH ST
8	330070	0355	10/29/02	250,000	780	0	6	1940	3	4,000	N	N	8741 18TH AV NW
8	268810	0121	12/27/02	216,000	780	0	6	1948	3	5,987	N	N	9033 9TH AV NW
8	158860	0050	1/22/01	237,000	780	0	6	1929	4	4,887	N	N	9019 8TH AV NW
8	291520	0276	5/14/01	194,000	790	0	6	1940	3	4,011	N	N	9756 3RD AV NW
8	330070	1125	8/13/01	210,000	790	0	6	1948	3	4,000	N	N	8535 16TH AV NW
8	268810	0105	10/22/02	252,000	790	480	6	1940	5	6,600	N	N	909 NW 92ND ST
8	094600	0125	4/23/02	284,500	800	600	6	1938	3	4,600	N	N	643 NW 87TH ST
8	926820	0641	3/26/01	186,950	800	0	6	1960	3	5,040	N	N	9033 4TH AV NW
8	663890	0405	10/1/01	199,950	800	0	6	1942	3	6,016	N	N	8520 10TH AV NW
8	277660	0018	5/17/01	215,000	800	0	6	1941	3	6,045	N	N	8515 13TH AV NW
8	053400	0240	8/6/01	191,000	800	0	6	1942	3	6,692	N	N	9544 4TH AV NW
8	350160	0060	8/7/02	230,000	800	0	6	1916	4	4,800	N	N	345 NW 90TH ST

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	250800	0110	7/2/01	179,950	800	0	6	1914	4	6,350	N	N	8743 1ST AV NW
8	759570	0240	8/6/02	217,000	810	700	6	1916	4	4,960	N	N	8839 8TH AV NW
8	094600	0110	9/25/02	267,500	830	0	6	1920	3	4,002	N	N	631 NW 87TH ST
8	781870	0540	2/6/01	275,000	830	0	6	1916	3	3,600	N	N	8544 DIBBLE AV NW
8	330070	1575	5/8/02	240,000	830	0	6	1947	3	4,000	N	N	8507 19TH AV NW
8	350110	0140	11/11/02	210,000	830	0	6	1910	3	4,800	N	N	619 NW 89TH ST
8	923290	0035	5/6/02	217,300	830	630	6	1942	3	6,350	N	N	9238 PALATINE AV N
8	350110	0090	10/29/02	252,500	830	300	6	1914	4	4,800	N	N	632 NW 89TH ST
8	781870	0205	7/15/01	262,000	850	240	6	1913	4	5,000	N	N	8531 DIBBLE AV NW
8	330070	1115	9/22/01	237,488	860	0	6	1942	3	4,000	N	N	8527 16TH AV NW
8	268810	0095	7/26/02	220,000	860	0	6	1940	4	6,480	N	N	911 NW 92ND ST
8	158860	0205	7/24/01	250,000	870	730	6	1938	3	6,405	N	N	9018 9TH AV NW
8	926820	0625	2/19/02	198,000	880	0	6	1952	3	7,560	N	N	9045 4TH AV NW
8	617090	0050	2/26/01	229,950	880	0	6	1940	4	5,455	N	N	109 N 101ST ST
8	094600	0190	8/2/02	252,500	890	0	6	1923	3	4,600	N	N	612 NW 86TH ST
8	330070	0430	3/23/01	237,000	890	0	6	1921	3	4,000	N	N	8716 18TH AV NW
8	292070	0165	5/11/01	207,000	890	100	6	1932	3	2,324	N	N	108 NW 87TH ST
8	751500	0095	8/17/02	215,000	900	0	6	1949	3	6,255	N	N	8759 13TH AV NW
8	362603	9213	3/11/02	234,150	910	0	6	1948	3	6,700	N	N	9042 1ST AV NW
8	618470	0085	8/23/01	227,000	910	0	6	1947	4	6,350	N	N	9708 1ST AV NW
8	053400	0125	4/24/01	235,000	920	0	6	1942	3	6,700	N	N	311 NW 97TH ST
8	751500	0067	3/22/01	199,950	920	0	6	1941	3	6,179	N	N	8723 13TH AV NW
8	330070	0420	4/23/01	193,500	930	0	6	1942	3	4,000	N	N	8724 18TH AV NW
8	277660	0047	7/2/01	201,000	960	0	6	1948	3	4,659	N	N	8549 13TH AV NW
8	268810	0118	7/2/02	255,000	960	390	6	1947	3	5,265	N	N	9041 9TH AV NW
8	158860	0085	7/10/01	265,000	980	590	6	1929	5	4,215	N	N	820 NW 90TH ST
8	101400	0235	5/25/01	230,000	1,000	0	6	1916	3	5,850	N	N	9212 3RD AV NW
8	350110	0175	3/4/02	255,000	1,000	480	6	1985	3	4,800	N	N	651 NW 89TH ST
8	926820	0220	9/5/01	203,000	1,010	0	6	1951	3	7,620	N	N	9215 6TH AV NW
8	781870	0050	4/12/02	245,000	1,050	0	6	1928	5	5,000	N	N	8701 DIBBLE AV NW
8	751500	0126	7/24/02	290,000	1,070	930	6	1949	3	8,704	N	N	8741 14TH AV NW

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	350110	0240	5/15/02	240,000	1,090	0	6	1947	3	4,800	N	N	8801 6TH AV NW
8	158860	0155	5/2/02	252,100	1,100	0	6	1945	3	8,304	N	N	9027 DIBBLE AV NW
8	211770	0085	6/8/01	260,000	1,100	380	6	1985	3	7,560	N	N	9520 7TH AV NW
8	751500	0048	1/22/02	240,500	1,110	0	6	1941	3	5,424	N	N	8723 12TH AV NW
8	186240	0336	8/22/02	222,000	1,110	0	6	1946	3	8,108	N	N	9225 8TH AV NW
8	250800	0065	6/26/01	189,500	1,110	0	6	1937	4	3,175	N	N	8734 1ST AV NW
8	781870	0060	6/18/01	282,200	1,110	810	6	1905	5	5,000	N	N	860 NW 87TH ST
8	053400	0105	9/13/01	260,000	1,120	370	6	1942	4	6,681	N	N	9740 4TH AV NW
8	663890	0325	1/10/02	267,500	1,150	0	6	1940	3	5,000	N	N	8534 11TH AV NW
8	394190	0082	5/29/01	193,000	1,150	0	6	1949	4	5,005	N	N	9521 4TH AV NW
8	394190	0025	11/14/02	210,000	1,200	0	6	1976	3	8,083	N	N	9714 6TH AV NW
8	094600	0015	4/22/02	249,950	1,220	120	6	1925	3	5,000	N	N	612 NW 87TH ST
8	362603	9238	9/30/02	205,000	1,220	0	6	1942	3	6,350	N	N	9520 PALATINE AV N
8	781870	0100	11/13/01	269,950	1,220	0	6	1912	5	3,355	N	N	8541 9TH AV NW
8	350110	0125	8/29/01	276,000	1,240	0	6	1913	3	4,800	N	N	603 NW 89TH ST
8	781870	0090	4/10/02	250,000	1,260	0	6	1915	5	6,100	N	N	902 NW 87TH ST
8	362603	9070	10/28/02	416,000	1,270	140	6	1924	3	19,341	N	N	124 N 101ST ST
8	330070	0360	4/16/01	206,000	1,280	0	6	1940	4	4,000	N	N	1807 NW 89TH ST
8	330070	1640	7/19/01	290,000	1,340	0	6	1918	5	4,000	N	N	8553 19TH AV NW
8	926820	0590	5/20/02	270,000	1,390	0	6	1940	3	5,040	N	N	9046 7TH AV NW
8	158860	0060	4/10/01	255,000	1,460	340	6	1928	3	6,788	N	N	9011 8TH AV NW
8	292070	0060	11/11/02	242,000	1,710	0	6	1922	4	6,350	N	N	8722 PALATINE AV N
8	926820	0004	5/3/01	209,950	750	300	7	1979	3	5,152	N	N	9253 3RD AV NW
8	617090	0180	7/23/02	240,000	780	0	7	1947	4	5,536	N	N	212 NW 100TH ST
8	291520	0285	6/13/01	239,950	820	740	7	1977	3	3,268	N	N	221 NW 100TH ST
8	362603	9202	12/11/01	231,000	830	340	7	1942	3	6,900	N	N	9510 3RD AV NW
8	617090	0120	7/18/02	262,500	830	140	7	1940	4	5,528	N	N	105 NW 101ST ST
8	268810	0081	1/28/02	210,000	860	0	7	1943	3	5,455	N	N	9012 12TH AV NW
8	330070	0390	1/17/01	242,000	870	360	7	1948	3	4,000	N	N	8748 18TH AV NW
8	186240	0256	1/10/02	245,000	900	980	7	1950	3	5,993	N	N	9258 9TH AV NW
8	292070	0200	8/7/02	200,000	930	550	7	1976	3	5,588	N	N	8729 2ND AV NW

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	926820	0135	10/9/02	224,000	970	430	7	1950	3	5,055	N	N	9217 4TH AV NW
8	101400	0190	4/26/02	240,000	990	0	7	1975	3	6,350	N	N	9228 2ND AV NW
8	186240	0275	9/26/01	257,000	990	840	7	1956	3	8,121	N	N	9234 9TH AV NW
8	330070	1360	3/12/02	265,000	1,010	500	7	1954	3	4,000	N	N	8526 19TH AV NW
8	158860	0005	8/27/01	220,850	1,060	0	7	1949	3	6,005	N	N	9057 8TH AV NW
8	663890	0441	10/19/02	225,000	1,060	0	7	1911	4	5,000	N	N	8536 10TH AV NW
8	330070	1373	2/27/01	212,000	1,070	120	7	1931	3	6,000	N	N	8512 19TH AV NW
8	781870	0315	11/19/02	238,700	1,140	0	7	1977	3	5,000	N	N	8522 9TH AV NW
8	926820	0190	6/5/01	298,000	1,140	680	7	2001	3	5,054	N	N	9258 6TH AV NW
8	330070	1220	1/9/02	249,950	1,170	0	7	1926	3	4,000	N	N	8510 18TH AV NW
8	094500	0280	8/8/01	249,950	1,190	360	7	1962	3	4,600	N	N	331 NW 87TH ST
8	926820	0727	12/12/02	231,000	1,190	570	7	1986	3	5,050	N	N	9029 3RD AV NW
8	330070	0345	3/2/01	225,000	1,210	420	7	1981	3	4,000	N	N	8733 18TH AV NW
8	926820	0690	2/13/01	310,000	1,220	1,000	7	1958	3	5,125	N	N	9030 6TH AV NW
8	759570	0155	7/18/01	260,000	1,230	1,200	7	1976	3	4,960	N	N	8828 DIBBLE AV NW
8	923290	0030	10/29/02	316,000	1,240	730	7	2002	3	6,349	N	N	9232 PALATINE AV N
8	291520	0200	2/6/02	250,000	1,240	400	7	1963	3	5,461	N	N	9740 2ND AV NW
8	277660	0003	7/19/02	310,000	1,250	0	7	1948	3	6,141	N	N	8552 13TH AV NW
8	277660	0067	10/31/02	265,000	1,260	0	7	1938	3	7,526	N	N	8553 14TH AV NW
8	330070	0415	12/20/02	265,000	1,280	310	7	1961	3	4,000	N	N	8728 18TH AV NW
8	268810	0071	4/29/02	234,000	1,280	0	7	1964	3	5,400	N	N	9020 12TH AV NW
8	291520	0240	5/23/01	259,950	1,300	700	7	1963	4	5,461	N	N	9741 2ND AV NW
8	926820	0370	3/6/02	296,000	1,320	770	7	1928	5	5,016	N	N	9246 8TH AV NW
8	094500	0440	4/9/01	297,000	1,330	810	7	1995	3	4,600	N	N	312 NW 86TH ST
8	926820	0226	10/28/02	245,000	1,340	0	7	1982	3	5,026	N	N	9209 6TH AV NW
8	926820	0693	3/8/02	330,000	1,340	910	7	2001	3	5,000	N	N	9028 6TH AV NW
8	053400	0050	8/21/02	212,000	1,340	0	7	1952	3	6,700	N	N	9713 3RD AV NW
8	394190	0084	5/16/02	219,450	1,340	0	7	1921	4	5,390	N	N	9523 4TH AV NW
8	330070	0174	2/20/01	280,000	1,350	0	7	1970	3	6,800	N	N	8725 19TH AV NW
8	101400	0085	6/5/02	261,000	1,420	0	7	1994	3	3,175	N	N	9213 PALATINE AV N
8	117200	0475	9/20/02	240,000	1,480	0	7	1953	3	5,950	N	N	9026 3RD AV NW

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	926820	0193	5/7/01	334,950	1,490	850	7	2000	3	5,056	N	N	9254 6TH AV NW
8	270560	0061	10/25/02	222,500	1,510	0	7	1963	3	5,000	N	N	9531 7TH AV NW
8	270560	0061	6/26/02	200,000	1,510	0	7	1963	3	5,000	N	N	9531 7TH AV NW
8	923190	0045	6/29/01	250,000	1,560	0	7	1930	3	6,350	N	N	8620 PALATINE AV N
8	292070	0065	11/27/01	335,000	1,570	0	7	2001	3	6,350	N	N	8728 PALATINE AV N
8	350110	0220	4/23/02	274,000	1,580	0	7	1918	5	4,800	N	N	624 NW 88TH ST
8	330070	0084	11/7/02	385,000	1,580	0	7	1928	3	5,200	Y	N	8716 20TH AV NW
8	394190	0080	9/24/01	251,000	1,590	0	7	1950	3	6,000	N	N	9526 6TH AV NW
8	330070	0855	6/12/02	266,000	1,690	900	7	1918	3	4,000	N	N	8554 16TH AV NW
8	330070	1320	8/16/01	306,000	1,710	1,050	7	1939	3	4,000	N	N	8558 19TH AV NW
8	362603	9382	10/8/01	242,300	1,750	0	7	1969	4	6,350	N	N	9516 2ND AV NW
8	268810	0075	9/16/02	260,000	1,840	0	7	1938	3	5,000	N	N	9025 11TH AV NW
8	663890	0040	3/20/01	330,000	2,050	600	7	1977	3	6,000	N	N	8509 11TH AV NW
8	759570	0065	2/26/01	280,000	2,150	0	7	1987	4	4,960	N	N	8804 9TH AV NW
8	362603	9065	7/29/02	525,000	2,180	330	7	1994	3	19,329	N	N	116 N 101ST ST
8	330070	0115	5/7/02	520,000	1,870	440	8	1988	3	5,172	Y	N	8708 20TH AV NW
8	663890	0101	4/13/01	365,000	1,890	800	8	1930	4	3,500	N	N	8547 11TH AV NW
8	638410	0035	9/17/02	430,000	1,970	1,020	8	1959	3	5,611	N	N	1824 NW 89TH ST
8	268810	0074	8/5/02	355,000	2,240	0	8	2002	3	5,045	N	N	9021 11TH AV NW

Improved Sales Removed from this Annual Update Analysis

Area 5

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	010600	0085	1/23/01	130,000	DOR Ratio
2	010600	0315	11/22/02	150,000	Diagnostic Outlier
2	010700	0010	5/8/02	272,500	Questionable per Sales Identification
2	074800	0075	1/24/01	174,950	Estate Administrator, Guardian, or Executor
2	074800	0315	9/17/01	97,128	Quit Claim Deed
2	076700	0180	12/24/01	210,000	Diagnostic Outlier
2	076700	0225	4/18/01	75,798	Partial Interest
2	113900	0035	6/18/02	61,272	Partial Interest
2	113900	0746	1/11/02	209,000	Estate Administrator, Guardian, or Executor
2	198020	0300	11/12/02	47,000	Related Party, Friend, or Neighbor
2	198020	0310	8/12/02	569,950	Diagnostic Outlier
2	198020	0385	1/29/01	300,000	segregation or merger after sale
2	201630	0050	6/3/02	369,950	Remodel not picked up
2	201630	0061	8/14/01	216,500	Estate Administrator, Guardian, or Executor
2	206710	0005	3/26/02	226,500	Questionable per Sales Identification
2	206710	0030	2/14/01	264,500	Estate Administrator, Guardian, or Executor
2	242603	9125	7/17/02	303,000	Estate Administrator, Guardian, or Executor
2	247450	0030	12/6/01	255,000	Estate Administrator, Guardian, or Executor
2	252603	9218	5/17/02	520,000	Grade 10, not enough for analysis
2	287460	0300	7/25/01	280,000	Estate Administrator, Guardian, or Executor
2	287460	0340	8/17/01	323,000	Estate Administrator, Guardian, or Executor
2	337490	0085	10/9/01	15,816	Exempt from Excise Tax
2	362603	9096	4/17/01	185,000	Related Party, Friend, or Neighbor
2	362603	9144	3/9/01	238,000	Remodel not picked up
2	362603	9205	5/8/02	415,000	Diagnostic Outlier
2	362603	9300	2/21/02	106,223	Quit Claim Deed
2	362603	9306	8/15/01	3,204	Quit Claim Deed
2	362603	9327	6/8/01	112,628	Partial Interest
2	362603	9362	5/14/02	284,500	Diagnostic Outlier
2	440320	0217	2/7/02	480,000	Diagnostic Outlier
2	515120	0115	12/24/01	77,265	Quit Claim Deed
2	515120	0125	4/12/01	2,000	Statement to DOR
2	515120	0150	8/22/01	50,000	Statement to DOR
2	515120	0210	11/13/02	220,000	Obsolescence>0
2	515300	0085	8/12/02	203,500	Diagnostic Outlier
2	552260	0200	8/29/01	256,200	Estate Administrator, Guardian, or Executor
2	615490	0030	5/3/01	103,250	Partial Interest
2	638050	0021	3/5/01	235,000	Related Party, Friend, or Neighbor
2	682410	0140	5/25/01	282,500	More than 1 Imp
2	682410	0150	7/8/02	100,000	Estate Administrator, Guardian, or Executor
2	730890	0280	5/20/02	259,950	Estate Administrator, Guardian, or Executor
2	730890	0435	12/26/01	109,786	Quit Claim Deed
2	730890	0435	1/26/01	55,767	Related Party, Friend, or Neighbor
2	730890	0475	6/21/01	318,000	Relocation - Sale by Service
2	730890	0685	2/19/02	300,000	Estate Administrator, Guardian, or Executor

Improved Sales Removed from this Annual Update Analysis

Area 5

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	891050	0138	7/12/02	308,512	Fair condition, not enough for analysis
2	891050	0596	1/18/01	87,779	Quit Claim Deed
2	914410	0135	7/27/01	25,000	DOR Ratio
2	914410	0200	7/13/01	48,126	Related Party, Friend, or Neighbor
2	914410	0336	7/29/01	5,259	Quit Claim Deed
2	915760	0020	10/12/01	120,545	Partial Interest
2	915810	0040	5/28/02	268,000	Estate Administrator, Guardian, or Executor
2	915810	0095	1/24/01	232,000	Estate Administrator, Guardian, or Executor
2	915810	0100	4/12/01	3,500	DOR Ratio
2	915810	0155	7/23/01	233,000	Government Agency
4	178550	0100	8/2/01	200,000	Estate Administrator, Guardian, or Executor
4	192604	9257	3/1/02	75,000	Related Party, Friend, or Neighbor
4	192604	9415	5/8/02	130,000	Diagnostic Outlier
4	434380	0095	6/25/02	150,000	Diagnostic Outlier
4	614010	0115	12/20/01	97,000	Related Party, Friend, or Neighbor
4	614010	0195	10/10/01	115,000	Diagnostic Outlier
4	614010	0540	6/26/02	248,315	Estate Administrator, Guardian, or Executor
4	614010	0625	10/8/02	170,000	Unfinished Area>0
4	614060	0255	6/18/01	218,000	Diagnostic Outlier
4	614110	0080	12/18/01	275,000	Bankruptcy
4	614110	0080	9/21/01	289,900	Exempt from Excise Tax
4	614110	0525	2/20/02	61,606	Related Party, Friend, or Neighbor
4	614110	0744	6/21/01	142,500	DOR Ratio
4	637850	0140	11/29/01	303,500	Unfinished Area>0
4	701720	0120	4/23/01	65,140	Partial Interest
4	863060	0055	2/27/02	285,000	Estate Administrator, Guardian, or Executor
4	891100	0580	3/26/01	220,000	Unfinished Area>0
4	891100	0635	10/2/01	187,000	Related Party, Friend, or Neighbor
5	026300	0160	2/25/02	230,000	Estate Administrator, Guardian, or Executor
5	026300	0315	12/11/01	87,000	Exempt from Excise Tax
5	078900	0475	10/24/02	130,000	Unfinished Area>0
5	174770	0035	5/21/01	183,000	Quit Claim Deed
5	229140	0890	12/19/01	255,000	Questionable per Sales Identification
5	229140	1000	7/18/01	180,000	Diagnostic Outlier
5	291720	0175	2/7/01	207,000	Related Party, Friend, or Neighbor
5	291720	0315	6/8/01	279,000	segregation or merger after sale
5	291720	0395	7/17/02	55,789	Quit Claim Deed
5	291720	0670	3/11/02	25,555	Quit Claim Deed
5	312604	9051	6/25/02	295,000	Diagnostic Outlier
5	312604	9116	8/23/02	260,000	Obsolescence>0
5	312604	9231	1/26/01	120,000	Related Party, Friend, or Neighbor
5	312604	9256	4/25/02	130,000	Active Permit Before Sale>25K
5	312604	9409	3/14/02	129,000	Quit Claim Deed
5	554080	0120	12/11/01	207,000	More than 1 Imp
5	604640	0530	6/8/01	205,000	Diagnostic Outlier

Improved Sales Removed from this Annual Update Analysis

Area 5

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	604640	0585	6/14/02	105,000	Partial Interest
5	614560	0730	3/6/01	95,651	Partial Interest
5	614560	1070	5/8/01	83,437	Quit Claim Deed
5	614560	1361	9/27/01	97,000	Estate Administrator, Guardian, or Executor
5	614560	1365	11/26/01	189,000	Estate Administrator, Guardian, or Executor
5	614560	1970	6/21/02	131,600	Fair condition, not enough for analysis
5	614560	2160	9/23/02	167,900	Fair condition, not enough for analysis
5	643150	0102	3/29/01	230,000	Remodel not picked up
5	643150	0103	4/4/01	170,000	Fair condition, not enough for analysis
5	643150	0103	6/11/01	255,000	Remodel not picked up
5	643150	0122	6/3/02	329,000	Diagnostic Outlier
5	643150	0202	7/8/02	133,078	Quit Claim Deed
5	643150	0232	3/28/01	279,950	Obsolescence>0
5	926670	0595	4/26/02	305,000	Remodel not picked up
5	926670	0835	5/31/01	4,104	Quit Claim Deed
5	946520	0190	4/19/01	250,000	Estate Administrator, Guardian, or Executor
5	946520	0295	10/14/02	64,606	Related Party, Friend, or Neighbor
8	053400	0160	9/5/01	158,950	Estate Administrator, Guardian, or Executor
8	094500	0225	7/3/02	72,355	Related Party, Friend, or Neighbor
8	094500	0330	4/16/02	220,500	Diagnostic Outlier
8	094600	0195	2/22/02	145,000	segregation or merger after sale
8	094600	0260	9/17/02	239,950	More than 1 Imp
8	101400	0130	5/22/01	178,576	DOR Ratio
8	158860	0155	5/2/02	252,100	Relocation - Sale by Service
8	186240	0266	5/8/02	79,084	DOR Ratio
8	186240	0315	12/20/02	78,009	DOR Ratio
8	211770	0067	7/12/01	42,061	DOR Ratio
8	235680	0005	10/31/02	238,000	Bankruptcy
8	235680	0030	9/30/02	304,000	Related Party, Friend, or Neighbor
8	250800	0010	5/8/02	167,693	Quit Claim Deed
8	250800	0066	4/25/01	174,500	Estate Administrator, Guardian, or Executor
8	250800	0205	12/24/02	95,626	DOR Ratio
8	268810	0010	5/16/02	210,000	Fair condition, not enough for analysis
8	268810	0010	4/16/01	125,000	Remodel not picked up
8	268810	0075	7/3/01	310,000	segregation or merger after sale
8	268810	0120	9/22/01	77,237	Quit Claim Deed
8	268810	0120	11/6/01	38,250	Related Party, Friend, or Neighbor
8	277660	0038	4/24/02	200,000	Related Party, Friend, or Neighbor
8	277660	0102	11/26/01	270,000	More than 1 Imp
8	291470	0380	1/3/02	165,000	Diagnostic Outlier
8	291520	0205	2/26/02	123,010	DOR Ratio
8	292070	0085	8/29/02	140,000	Diagnostic Outlier
8	330070	0084	3/21/02	251,000	Exempt from Excise Tax
8	330070	0410	9/25/02	165,000	Estate Administrator, Guardian, or Executor
8	330070	0425	4/17/01	199,000	Diagnostic Outlier

Improved Sales Removed from this Annual Update Analysis

Area 5

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
8	330070	0735	9/25/02	122,740	non representative sale
8	330070	1215	5/2/02	229,950	Estate Administrator, Guardian, or Executor
8	330070	1405	4/17/01	55,500	Partial Interest
8	330070	1535	4/3/01	589,950	Diagnostic Outlier
8	330070	1620	11/28/01	250,000	Remodel not picked up
8	350110	0110	1/29/01	140,000	Quit Claim Deed
8	350110	0300	10/21/02	122,500	Grade 4, not enough for analysis
8	362603	9213	3/20/01	160,000	Estate Administrator, Guardian, or Executor
8	362603	9276	5/29/01	39,764	Related Party, Friend, or Neighbor
8	362603	9303	4/8/01	199,950	Estate Administrator, Guardian, or Executor
8	394190	0071	5/14/02	289,950	Unfinished Area>0
8	394190	0090	7/26/01	375,000	Active Permit Before Sale>25K
8	617090	0015	9/10/02	190,000	Diagnostic Outlier
8	618470	0050	2/14/02	245,000	Remodel not picked up
8	618470	0155	7/5/01	240,000	Statement to DOR
8	663890	0550	12/5/01	230,600	Diagnostic Outlier
8	751500	0057	11/26/01	143,367	Partial Interest
8	751500	0145	4/18/01	50,678	Quit Claim Deed
8	759570	0005	6/26/02	90,000	Estate Administrator, Guardian, or Executor
8	759570	0050	3/25/02	120,000	Diagnostic Outlier
8	759570	0060	5/25/01	115,000	Estate Administrator, Guardian, or Executor
8	759570	0070	12/19/01	87,500	DOR Ratio
8	759570	0070	6/3/02	210,000	Grade 4, not enough for analysis
8	759570	0100	9/7/01	218,750	Estate Administrator, Guardian, or Executor
8	759570	0190	12/31/02	24,602	DOR Ratio
8	759570	0190	12/31/02	24,602	DOR Ratio
8	923290	0030	7/5/01	80,000	DOR Ratio
8	923290	0035	5/7/01	180,000	segregation or merger after sale
8	923290	0115	3/14/02	20,000	Quit Claim Deed
8	923290	0150	9/17/01	170,000	Diagnostic Outlier
8	926820	0065	7/30/01	14,850	Partial Interest
8	926820	0077	8/19/02	285,000	Obsolescence>0
8	926820	0330	3/22/02	117,785	Quit Claim Deed
8	926820	0341	9/16/02	342,500	Percent Complete<100
8	926820	0400	3/8/02	220,000	Estate Administrator, Guardian, or Executor
8	926820	0445	1/24/02	56,946	Related Party, Friend, or Neighbor
8	926820	0455	1/21/02	57,500	Quit Claim Deed
8	926820	0656	3/16/01	151,000	Statement to DOR
8	926820	0681	6/5/02	265,000	Related Party, Friend, or Neighbor
8	926820	0735	5/24/02	2,550	Partial Interest
8	926820	0790	3/6/01	92,674	Partial Interest

